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CENTRAL MORTGAGE AND HOUSING CORPORATION
ECONOMIC RESEARCH DEPARTMENT

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HOUSING IN CANADA

A FACTUAL SUMMARY

FIRST QUARTER, 1953

OTTAWA, CANADA

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FOREWORD

Housing in Canada is published quarterly, designed to provide factual information which will afford as complete and current a picture of the housing situation as possible.

The first issue, published in October, 1946, provided information on an annual basis for the period 1919-1945. In each subsequent issue the established material has been kept up to date on a quarterly basis and new data added. The present issue covers the period 1939 to the first quarter, 1953, providing monthly or quarterly data for 1951 and the more recent period. Each issue is arranged in three parts. The first part comprises a brief factual summary highlighting the results of the statistical material. The second part consists of the tabular material itself and is arranged in eight sections: (1) population trends; (2) house-building activity; (3) publicly-assisted house building; (4) real estate lending; (5) building materials; (6) building labour; (7) building costs; (8) building industry. The third and final part of this report provides sources of the factual material and explanatory notes where interpretation of the series seems appropriate.

Commencing with the April, 1950, issue of *Housing in Canada*, data on Newfoundland were shown separately in Section 9 of Part II. This separation was made partly in the interest of continuity of the tabular material for the rest of Canada and partly because of the immediate scarcity of statistical information for the Province of Newfoundland. Beginning with the second quarter issue, 1951, all statistical series have been revised to include data that are available for the Province of Newfoundland since March 31, 1949, when Newfoundland became part of Canada.

Some of the material incorporated in this report is obtained from original sources with other data submitted by various Federal Government departments, including the Department of Finance, Department of Trade and Commerce, Department of Labour, Department of Veterans' Affairs, Department of Citizenship and Immigration, the Superintendent of Bankruptcy, the Dominion Bureau of Statistics, and the Department of Defence Production. Data are also provided by the Quebec Government through its Farm Credit Bureau.

Housing in Canada concentrates on major trends in the housing field only and provides all available information of substance. As new and improved statistical series become available, they will be incorporated in future issues.

*Economic Research Department
Central Mortgage and Housing Corporation*

Ottawa, March, 1953.

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PART I
FACTUAL SUMMARY

SECTION 1.—POPULATION TRENDS

(See Tables 1-7)

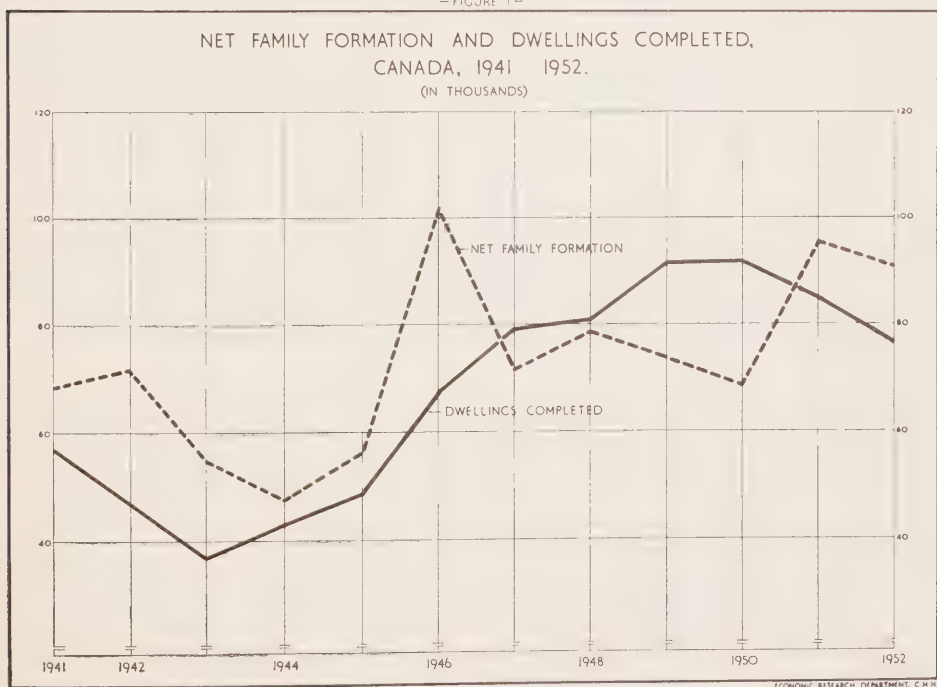
The census of 1951 provides new data which assist in reappraising the overall housing situation in Canada. Two factors revealed by the census are of particular importance in assessing the expanding requirements for new housing; the degree of urbanization and the number of families.

In the ten year period from 1941 to 1951 the population of Canada increased 21 per cent from 11.5 million to 14.0 million, a part of the increase resulting from the entry of Newfoundland into Confederation in 1949 with a population of 345,000. In the same period urban population increased 38 per cent to 8.6 million, constituting 62 per cent of total population as against 54 per cent in 1941. Reflecting the rapid growth of suburban developments, urban centres under 5,000 population showed a greater increase than any other urban sector, increasing 132 per cent to 1.3 million.

Rural population rose only 2 per cent in the ten year period and this increase occurred only in the non-farm sector. Farm population declined 18 per cent to 2.8 million.

Average family size in 1941 was 3.9 and family population constituted 86 per cent of total population. By 1951, average family size had dropped to 3.7 and persons in families numbered 12.2 million, 87 per cent of total population. The 1951 census reported a total of 3.3 million families, 30 per cent more than in 1941.

— FIGURE 1 —



Net Family Formation

In the ten year period from 1941 to 1951 net family formation was taking place at an average rate of 76,000 families per year. In 1952 net family formation totalled 91,000, a decline of 10 per cent from 1951. This drop resulted mainly from reduced immigration of new families as measured by immigration of married females. Marriages were also fewer, numbering 127,000, and divorces were slightly higher at 5,600. Deaths to married persons were at almost the same level, numbering 54,000.

Immigration and Emigration

Immigration into Canada during 1952 totalled 164,500, a decline of 15 per cent from 1951. The decline occurred in immigration from countries other than the United Kingdom and United States. Immigration from the United Kingdom was 19 per cent higher, numbering 45,300 and immigration from the United States numbered 9,200 about the same level as in 1951.

Total emigration in 1952 is estimated on a preliminary basis at 40,000, an increase of 35 per cent over 1951. As in previous years a major proportion of the emigration was to the United States. Of the total number emigrating, 72 per cent went to the United States, 19 per cent to the United Kingdom and 9 per cent to other countries.

SECTION 2.—HOUSE BUILDING ACTIVITY

(See Tables 6-16)

The volume of new house-building rose continuously during 1952 and in the last quarter of the year dwellings were being started at a higher rate than in any comparable post war period.

A number of factors contributed to the marked upswing in house-building in 1952. There was increased activity by lending institutions in the mortgage field, particularly under the joint loan provisions of the National Housing Act for which lower down payment requirements had been introduced in October, 1951. The supply of construction materials and labour was more satisfactory than at any time since the end of the war. Furthermore there was no appreciable increase in construction costs, for the first time since 1945. In addition favourable weather enabled the high level of residential construction to be continued in the last quarter of the year. The demand for new housing in 1952 was favourably affected by rising real incomes. Personal disposable income rose 7 per cent to \$15.8 billion in 1952 and personal savings exclusive of changes in farm inventories were 4 per cent higher at \$1.3 billion. Total labour income rose 12 per cent to \$10.8 billion in 1952, an increase in real terms of ten per cent over 1951.

Total starts for the year numbered 83,250, an increase of 21 per cent over the number started in 1951. Although more units were started than in 1951 the number completed declined 10 per cent to 73,100. The smaller number of completions is explained by a reduced carry-over of uncompleted dwellings from 1951. The high level of construction in the fourth quarter of 1952 is reflected in the large number of uncompleted dwellings at the end of the year. Dwellings under construction at the end of 1952 numbered 55,700 compared with 47,500 one year earlier. The high level of residential construction activity continued into 1953 and in the first quarter, starts in centres of 5,000 population and over numbered 10,500, an increase of 68 per cent over the number started in the first quarter 1952.

Residential Capital Formation

Gross residential capital formation represents the value of current additions to the housing stock through new construction and major improvements together with the value of installed non-moveable equipment and landscaping costs. During 1952 the value of gross residential capital formation amounted to \$843 million compared with a value of \$839 million put in place in 1951.

Residential capital consumption through depreciation, current damage and accidental destruction, was estimated at \$446 million for 1952. In 1951 the value of capital consumption was placed at \$425 million.

Net residential capital formation, the difference between gross residential capital formation and residential capital consumption, amounted to \$397 million in 1952 compared with \$414 million in 1951. This means that a net total of \$397 million worth of new housing was added to the Canadian housing stock during 1952.

Residential and Other Types of New Construction

Expenditures on new residential construction, while higher in absolute amount in 1952, absorbed a smaller share of gross national expenditure than in 1951. In 1952 investment in new housing totalled \$826 million, 3.6 per cent of gross national expenditure. In 1951, outlay on new housing was valued at \$822 million, representing 3.8 per cent of gross national expenditure. Expenditures on new residential construction constituted 26 per cent of the value of new construction compared with 30 per cent in 1951.

Capital investment in non-residential construction was 21 per cent higher in 1952 at \$2,307 million. Investment in this sector constituted 10 per cent of gross national expenditure as against 8.9 per cent in 1951. The increased volume of non-residential construction stemmed largely from construction connected with defence and natural resources development.

SECTION 3.—PUBLICLY-ASSISTED HOUSE-BUILDING

(See Tables 19-40)

Publicly-Assisted House-Building

House building under publicly-assisted programs increased markedly in 1952. Dwelling units started with government financial assistance numbered 33,700 an increase of 28 per cent over 1951. The increased activity arose mainly from expanded lending under the National Housing Act although publicly initiated starts were also higher than in 1951.

The National Housing Act, 1944

More loans were approved under the National Housing Act in 1952 than in any year other than 1950. Gross loan approvals in 1952 numbered 25,300, involving 36,400 dwelling units. This represents an increase of 41 per cent in number of loans and 58 per cent in number of units. The greater increase in the number of units is explained by the higher proportion of rental lending under the Act. The value of loans approved under the Act amounted to \$267 million compared with \$152 million in 1951. The high rate of lending continued into the first quarter of 1953 with 6,200 dwellings approved, a rise of 4 per cent over the first quarter of 1952.

An amendment to the National Housing Act in June, 1951 authorized the Governor in Council to prescribe the maximum amount of interest that may

be charged to borrowers under the Act. Under authority of the amendment the interest rate on new joint loans was raised in September, 1952 by $\frac{1}{4}$ of one per cent to $5\frac{1}{4}$ per cent calculated semi-annually. The interest rate to borrowers on new loans of other types under the Act were also raised by $\frac{1}{4}$ of one per cent. This change conformed with a general increase which had taken place in the interest rate structure.

A second change in National Housing Act regulations occurred in October when the maximum loan for rental housing under Section 8 of the Act was raised from \$6,700 to \$8,500 for semi-detached and row houses and from \$6,700 to \$7,200 for fully serviced apartments of fireproof construction.

Until July of 1952, Central Mortgage and Housing Corporation made direct loans in centres under 5,000 population where joint loans were not available through lending institutions. In July of 1952 direct lending operations were extended to cover centres up to 50,000 population, through an arrangement whereby lending institutions acting as agents of the Corporation may place loans in these centres on direct corporation account. The lending institution in these cases has a two-year option to convert such loans to joint loans by purchasing a three-quarter interest.

Partly as a result of the extension of direct lending operations as outlined above and also through increased lending for Rental Insurance projects and to limited dividend companies, direct lending under the National Housing Act was much higher in 1952. Direct loans were approved by the Corporation for 7,676 dwelling units as against 1,500 dwellings in 1951.

Under the joint loan provisions of the Act, 21,300 net loans were approved in 1952 for the construction of 27,500 dwellings. In 1951 joint loans were approved for the construction of 17,800 dwellings. Joint loan approvals in 1952 were valued at \$218.6 million, nearly double the value of joint loans approved in 1951.

There was a marked increase in lending activity under the rental provisions of the Act in 1952. Loans were approved for 11,200 apartment units compared with 4,800 in 1951. Loans to individuals for construction of rental dwellings without rental insurance guarantees, involved 6,700 units compared with 3,440 in the previous year. An additional 3,150 units were approved through loans under the rental insurance plan. Loans to limited dividend corporations, which after September 1, 1952, carried an interest rate of $3\frac{3}{4}$ per cent, were up considerably, involving 841 units compared with 174 the year previous.

In line with the higher loan levels in effect in 1952 the average size of National Housing Act loans was higher in 1952. The average loan on single family dwellings increased from \$7,020 in 1951 to \$8,200 in 1952. Correspondingly the average down payment was reduced from \$3,930 in 1951 to \$3,100 in 1952. Construction costs for this type of dwelling were moderately higher, averaging \$8.95 per square foot compared with \$8.53 in 1952.

Reflecting in part the growing shortage of serviced land, costs of land were higher in 1952. Average land costs for single family dwellings were 13 per cent higher at \$1.183, accounting for 10.3 per cent of total construction costs as compared with 9.6 per cent in 1951.

One storey dwelling units constituted the largest proportion of single family dwellings approved under the Act, representing 70 per cent of units approved compared with 62 per cent in 1951. Apartment units also increased as a propor-

tion of total units approved accounting for 28 per cent against 18 per cent in 1951.

Federal-Provincial Housing and Land Assembly

Under Section 35 of the National Housing Act, agreements may be made between the Federal Government and any province for the acquisition and development of land for residential purposes and the construction of dwellings for rent on an economic or sub-economic basis. Capital costs, profits and losses for projects initiated under this section are shared 75 per cent by the Federal Government and 25 per cent by the Provincial Government. A province may require a municipality to participate in the provincial share.

During 1952 contracts were awarded for 18 housing projects consisting of 1,424 dwelling units. Total starts during the year numbered 1,427 and 426 units were completed. Total housing starts under the section to the end of 1952 numbered 1,758 and 566 dwellings were completed.

Under the land assembly provisions of the section, agreements were completed during the year for 7 projects involving the servicing of 4,371 lots. By the end of 1952 there had been 592 lot sales under the plan.

Veterans' Land Act

House-building under the Veterans' Land Act in 1952 was at a lower rate than in the previous year with starts declining from 1,845 units in 1951 to 1,278 in 1952. Completions were also lower at 1,644 units and units under construction at the end of December numbered 2,100 compared with 2,465 at December 1951.

Since the program was initiated in 1943, 14,460 dwellings had been completed to the end of 1952 at an expenditure of \$96.8 million.

Veterans' Rental Housing Projects Under Central Mortgage and Housing Corporation

Continued construction under the veterans' rental program in 1952 arose out of agreements negotiated with municipalities prior to May 15, 1949. At the beginning of 1952, 214 units were under construction. During the year an additional 608 units were started and 370 completed, leaving 451 under construction at December 31, 1952.

Since the establishment of Wartime Housing Limited in 1941 and the continuation of its functions since 1947 by Central Mortgage and Housing Corporation, 50,850 dwellings for war workers and veterans have been completed at a total expenditure of \$278 million.

Armed Service Married Quarters

House-building by the construction division of Central Mortgage and Housing Corporation for the Department of National Defence, continued at a high level in 1952. Housing starts under the program numbered 2,570, nearly double the number started in 1951. Completions during the year numbered 2,540 and 2,450 units remained under construction at the end of the year. Expenditures were higher totalling \$28.6 million compared with \$24.7 million in the previous year.

Total completions of armed service permanent married quarters by the corporation numbered 7,770 in the period 1949-1952 and involved a total expenditure of \$93.5 million.

Defence Construction (1951) Limited

Defence Construction (1951) Limited carries out the construction of armed service married quarters in connection with certain defence projects initiated by the Department of National Defence. Supervision of construction work on these projects is provided by Central Mortgage and Housing Corporation. During 1952 the program involved 330 housing starts and 626 completions at an expenditure of \$6.6 million.

From the formation of the company in November 1950 until the end of 1952, expenditures for residential construction totalled \$20.4 million and 1,108 units were started.

Department of National Defence Schools

Since 1949 Central Mortgage and Housing Corporation on behalf of the Department of National Defence has negotiated agreements with the provincial and municipal authorities under which educational facilities are made available to children of service personnel living at camp sites.

By the end of 1952, 25 contracts had been awarded, 20 schools had been completed and 5 remained under construction. Total construction expenditures on these schools for the period 1950-1952 amounted to \$8.7 million. Additional school construction was undertaken as part of the construction program of Defence Construction (1951) Limited.

Defence Workers' Housing

In 1952 Central Mortgage and Housing Corporation completed 130 dwellings which had been started in 1951 on behalf of the Department of Defence Production. The projects had been approved for capital assistance from the Department of Defence Production for construction in centres where the expansion of defence industry was conditional on the supply of more dwellings.

The Canadian Farm Loan Act, 1927

The Canadian Farm Loan Board which was established in 1929 by authority of the Canadian Farm Loan Act is engaged in mortgage lending to Canadian farmers for agricultural purposes including the construction and repair of farm houses. Through an amendment to the Act in June 1952⁽¹⁾ the Board lends up to 60 per cent of valuation with a maximum of \$10,000 on first mortgage and up to 70 per cent of valuation to a maximum of \$12,000 on combined first and second mortgages. First mortgage loans are repayable in periods up to 25 years at an interest rate of 5 per cent per annum.

In 1952, 38 loans valued at \$95,000 were approved for the construction of new farm dwellings. In addition 110 loans valued at \$80,000 were approved for the alteration and improvement of existing structures.

Farm Improvement Loans Act, 1944

The Farm Improvement Loans Act provides that under certain conditions guarantees may be granted in respect of medium term farm loans including loans for the construction and improvement of farm houses. The amount of loan guaranteed for such purposes may not exceed \$3,000. The loans carry an interest rate of 5 per cent per annum with a maximum amortization period of 10 years.

(1) Bill No 275.—Twenty-First Parliament, 1 Elizabeth II, 1952.

During 1952 guarantees were granted on 563 loans for new farm houses and 1,326 loans for the improvement of existing structures. These loans had a total value of \$2.3 million of which \$956,000 covered loans for new structures. In the year 1951 loans approved were valued at \$2.0 million, \$944,000 of which was for new structures.

Property Management Operations Central Mortgage and Housing Corporation

During 1952 the sales program of munitions workers' houses and veterans' rental units together with the return of leases on home conversion rental units, continued to reduce the number of units under the management of Central Mortgage and Housing Corporation. At the end of December 1952, rental units under management numbered 19,600, a reduction of 5,074 units from December 1951.

The vacancy rate on the units had been reduced to .2 per cent compared with .4 per cent one year earlier.

Rental Insurance Plan

Section 8A of the National Housing Act provides that, in return for an annual insurance premium the Corporation may guarantee the owners of rental housing projects a minimum gross rental per annum. The maximum rent for the first three years is set at \$87.00 per month for a fully serviced unit of 800 square feet. The maximum rent varies with the size of the apartment and an allowance of \$4.00 is made for fully fire-proof construction. Prior to February 1952 the maximum rental was \$80.00 plus \$4.00 for fully fire-proof construction.

Approvals under the plan during 1952 covered 53 projects involving 3,500 rental units at an estimated cost of \$28.2 million. This represents considerable increase over 1951 when approvals were given for 749 units at an estimated cost of \$6.6 million. The increase stemmed from a resumption of direct mortgage lending by the Corporation on Rental Insurance projects after October 9, 1951.

The applicants estimated cost per unit was \$8,060 for an average floor area of 939 square feet, compared with \$8,560 and 868 square feet during 1951. The maximum monthly rent for units approved in 1952 was slightly higher at \$83.00.

From the inception of the plan in July 1948 until the end of 1952, guarantees were made covering 18,300 dwelling units. During this period 71 per cent of the units were financed through National Housing Act loans, the balance being financed by means of conventional loans.

The Province of Quebec Farm Credit Bureau

The "Act to improve housing conditions in the Province of Quebec" authorizes the Quebec Farm Credit Bureau to pay mortgage interest charges in excess of 3 per cent on approved loans for the construction of new dwellings containing one or two units. During 1952, applications were approved for 4,000 loans involving 4,600 dwelling units.

Since the plan was enacted in January 1948, the interest subsidy has been given for 16,000 loans covering 18,500 dwelling units. Applications approved during the period have involved a provincial interest subsidy commitment of \$30.1 million or an average of \$1,924 per loan.

SECTION 4.—REAL ESTATE LENDING

(See Tables 41-43)

Lending institutions approved a greater volume of mortgage loans in 1952 than in the previous year. The increased lending was more pronounced in the latter half of the year and was greatest in the field of loans for new residential construction.

In 1952, the value of loans approved by lending institutions on all types of property rose 15 per cent to a value of \$497 million. Of this total, 68 per cent or \$337 million was for the purpose of new non-farm construction. Loans on existing property were valued at \$154 million, about the same level as in 1951.

Mortgage lending on new non-farm residential property accounted for 61 per cent of the value of all mortgage loan approvals compared with 54 per cent in 1951. Loan approvals in this sector were valued at \$302 million compared with \$236 million in 1951. The number of new dwellings for which mortgage loans were approved increased 19 per cent totalling 45,800 as against 38,600 in 1951. Much of the increased lending for new residential construction was under the joint loan provisions of the National Housing Act (see page 00). Joint loans accounted for about 63 per cent of the total number of institutional loans on new residential property compared with 47 per cent in 1951.

In the non-residential field, mortgage loan approvals were valued at \$75 million of which \$35 million was for new construction. Lending in this sector was at about the same level as in 1951. Loans on farm property were fewer numbering 1,200 and were valued at \$6.4 million.

Life insurance companies continued as the predominant source of mortgage funds, supplying 74 per cent of the total value of approvals. Loan companies were next in importance supplying 19 per cent followed by trust companies at 6 per cent. This pattern was substantially the same as in 1951.

Mortgages Registered and Discharged and Real Estate Transfers Registered

Mortgage registrations on new and existing real estate in the Province of Ontario numbered 114,100 in 1952, an increase of 4 per cent over 1951. The increase in mortgage registrations is related in part to a higher volume of new residential construction and housing starts in the province were 10 per cent higher in 1952 than in the previous year. Mortgage discharges in Ontario were 7 per cent higher, numbering 81,000.

Real estate transfers in the province remained at the same level, numbering 163,500. Over 25 per cent of real estate transfers in the province occurred in the Greater Toronto area.

SECTION 5.—BUILDING MATERIALS

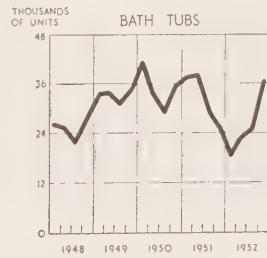
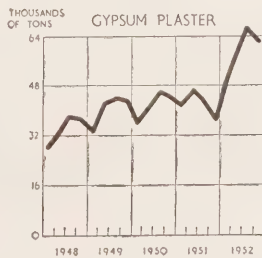
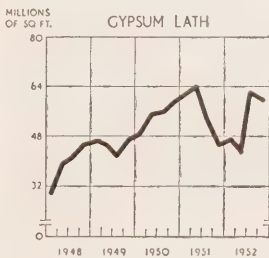
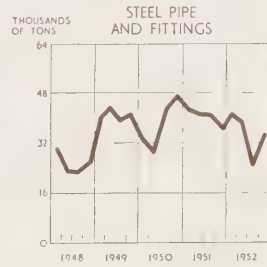
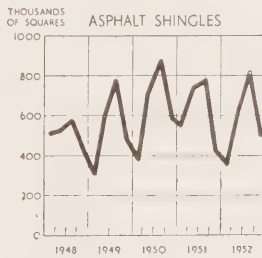
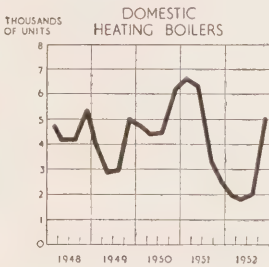
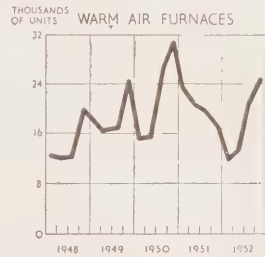
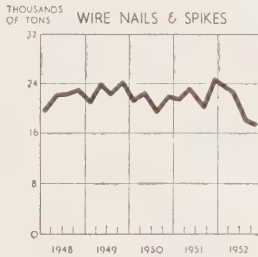
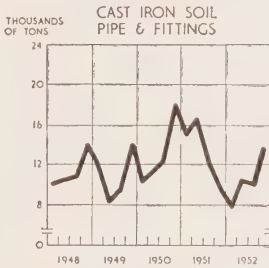
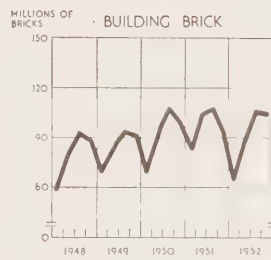
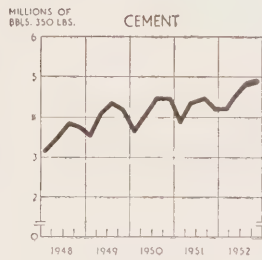
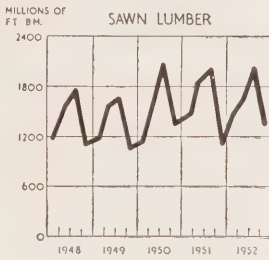
(See Tables 45-58)

Production of Building Materials

In general building materials were in good supply during 1952 and for the first time since the war, production of most materials was cut back in the first half of the year. The reduced output followed from reduced house-building and high inventories in early 1952, but as house-building stepped up in the second half, stocks were reduced rapidly and production levels rose.

— FIGURE - 2 —

PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS,
CANADA,
QUARTERLY, 1948 - 1952



ECONOMIC RESEARCH DEPARTMENT, C. M. H. C.

The composite index of building material production, measuring the output of materials excluding lumber, dropped 25 per cent from an average of 274 in 1951 to 206 in 1952. Lumber production remained at 1951 levels despite a strike of west coast lumber workers in June. The index of lumber production averaged 162, unchanged from 1951.

In the non-residential construction field the emphasis on large scale resources development and defence construction created strong demand for heavy construction items such as cement and heavy steel forms. As a result of expanded plant facilities, the production of cement was 8 per cent higher at 18.4 million barrels. Production of vitrified sewer pipe and cement pipe and tile remained high in 1952, reflecting a continued extension of municipal services into new urban areas.

Of the 30 building materials under review, 18 registered decreased production in 1952. Output of all plumbing and heating equipment, except hot water storage tanks, was lower particularly in the case of domestic heating boilers, which fell 43 percent. Similar reductions occurred in the output of electrical wire and wiring devices and for mineral wool, warm air furnaces, bath tubs and sinks and building brick. The production of asphalt roofing products, gypsum wallboard and sawn lumber remained at 1951 levels.

Supply and Demand for Building Materials

The supply of building materials in 1952 was better than in any post war year and such shortages as did arise had no serious effect on the overall volume of construction achieved. Cement supplies were insufficient in some areas and materials related to heavy construction such as structural steel beams and heavy steel pipe were in temporary short supply.

The demand for building materials was strong in the second half of 1952 owing to the upswing in house-building and stocks of building materials which had been high in early 1952 were reduced sharply by the end of the year. The major exception, was hot water storage tanks, stocks of which doubled to 4,500 units at the end of the year.

Reflecting a larger number of housing starts in 1952, there was a greater demand for building materials related to the primary stages of house building. Items in this category such as cement, building bricks and mineral wool batts all registered increased sales.

Non-Seasonal Lay-Offs in the Building Material Industries

There were 56 lay-offs in the building material industries in 1952, about the same number as in 1951. These lay-offs involved 3,100 employees compared with 2,850 in the previous year.

Although there was little increase in the number of lay-offs in 1952 the reasons for lay-offs changed. "Lack of orders" which accounted for 33 per cent of all non-seasonal lay-offs in 1951 became an increasingly important factor in 1952, accounting for 67 per cent of employees laid off. "Lack of materials" which accounted for 34 per cent of all lay-offs in 1951, was not of significant importance in 1952.

Exports

With the exception of cement and wood laths, exports of building materials were reduced in 1952. Of the 10 materials under review 7 registered decreases. Exports of sawn lumber, Canada's principal building material export, were 3 per

cent lower owing mainly to a third quarter drop in shipments to the United Kingdom. Foreign shipments of other items in the lumber products group such as hardwood flooring, building board and wood shingles showed similar reductions. Reduced shipments were also reported for building brick and paints and varnishes.

Foreign demand for Canadian cement was strong in 1952 and exports of cement doubled to 4.3 thousand barrels. Exports of wood laths and gypsum plaster were also up over the previous year.

Imports

Although Canada relies largely upon domestic production for her supply of building materials a small number of essential items continue to be imported to supplement domestic supplies. The most important items in this category are heavy structural steel and common colourless window glass. In addition imports of materials in temporary short supply such as cement and wire nails add to domestic supplies.

The greatest change in 1952 imports was in the plumbing and heating group. Owing to a lag in domestic production in the third quarter suppliers were forced to import large quantities to meet increasing demand. Imports of cast iron radiators were seven times as high as in 1951 and imports of domestic heating boilers doubled. Sizeable increases were also registered in imports of warm air furnaces and electric hot water tank heaters.

Colourless window glass, Canada's principal building material import, dropped almost 50 per cent in 1952 as a result of increasing domestic production. Lower imports were also reported for builders' hardware, bath tubs and sinks, and paint products.

Shipments of Primary Iron and Steel Shapes

Shipments of primary iron and steel shapes to domestic consuming industries, exclusive of producers' interchange, totalled 3.1 million net tons in 1952, about the same level as in 1951. The building construction industry, receiving shipment of 375,000 tons, continued to absorb about 12 per cent of total shipments.

Of the major consuming industries the miscellaneous group which comprises the agricultural implement industry and defence industry, received the greatest tonnage. This group received 820,000 tons in 1952, about the same volume as in the previous year. Shipments to the container industry, merchant trade products and automobile industries were lower in 1952, but railways and wholesalers absorbed larger volumes.

Rolling Mill Products

Production of rolling mill products from Canadian ingot and imported iron and steel forms totalled 4.2 million tons, slightly higher than in 1951. Total imports were lower because of work stoppages in American steel mills during June and July. Lower imports were offset however, by a 4 per cent increase in production from Canadian ingot. Exports of rolling mill products partly for conversion and reimport were 49 per cent higher in 1952 owing to a substantial rise in fourth quarter shipments.

Iron and Steel Building Materials

With the exception of galvanized sheets for which 1951 production levels were maintained, the output of iron and steel building materials was lower in 1952. The greatest decline occurred in the production of cast iron soil pipe

and pressure pipe which dropped 21 and 36 per cent respectively. Smaller declines were registered in the production of wire nails, steel pipe and structural steel.

Producers' sales of iron and steel building materials were also at a reduced level in 1952. Sales of steel pipe and fittings fell 16 per cent to 140,000 tons and sales of wire nails and cast iron soil pipe fell 11 per cent and 7 per cent respectively. In spite of reduced sales, stocks on hand at the end of the year were lower than at the end of 1951. The reduced stocks were a direct result of lower production in 1952. Stocks of wire nails were at approximately the same level as one year earlier while stocks of steel pipe and cast iron soil pipe dropped 25 per cent and 12 per cent to 8,600 and 4,200 tons respectively.

Canadian imports of iron and steel building materials were lower in 1952. Imports of wire nails at 5,400 tons were only half the volume imported in 1951. Imports of structural steel, galvanized sheets and skelp were also lower. Exports of iron and steel building materials represented only fractional proportions of domestic output.

Capital Expenditures in the Building Material Industries

Capital investment in the building material industries has increased each year since the end of the war. Preliminary data indicate that in 1952 capital outlay in the building material industries totalled \$50.5 million, an increase of 8 per cent over 1951. Of this amount 64 per cent or \$32.3 million was invested in new machinery and \$18.2 million in new construction. These proportions are unchanged from 1951 when a total of \$46.9 million was expended in the industry.

Firms registering increased capital investment were engaged in the production of cement, iron and steel products, roofing and insulation materials. Investment was reduced in firms producing sawn lumber and hardwood flooring, clay products and plumbing and heating equipment.

SECTION 6.—BUILDING LABOUR

(See Tables 55-64)

Employment and Earnings

Employment in the construction industry, which reached a record level of 400,000 during August, experienced a seasonal decline in December, dropping to 325,000. Employment averaged 344,000 in 1952, a drop of 3 per cent from average employment in 1951. The moderate decline in employment is attributed to the lower volume of house-building during the early months of the year.

By the end of December, the average weekly wage in the construction industry had risen to \$63.77 bringing the yearly average to \$61.83. This constituted a rise of 17 per cent over average weekly earnings in 1951. The rise in earnings is attributed to increased hourly wage rates, open weather for construction in the fall months and a slightly longer work week. The average work week in the building industry during 1952 was 41 hours compared with 39.6 hours in 1951.

Construction labour income in 1952 totalled \$903 million, the highest level ever recorded in Canada and 24 per cent higher than the 1951 total. Total labour income rose more slowly and at \$10.8 million was 12 per cent greater than total labour income in the previous year. In real terms 1952 saw an increase

of 22 per cent in construction labour income and 10 per cent in total labour income.

While for the year as a whole employment in the construction industry declined slightly as indicated above, the number of persons employed in construction firms with 15 or more employees showed an increase over 1951. Employment in these firms averaged 139,000 in 1952, a rise of 4 per cent over 1951 indicating that a growing proportion of the construction labour force is employed in larger firms. The growing importance of larger firms in the industry has resulted from a shift to large scale resources development and defence construction projects undertaken in 1952.

The Labour Market

A late start in house-building together with scattered weaknesses in demand resulted in higher unemployment in 1952. An average of 30,000 construction workers were unemployed during 1952 as against 22,000 in 1951. Unplaced tradesmen registered at National Employment service offices averaged 38,500 as compared with 28,100 in 1951.

Supply of Construction Workers

Immigration of skilled construction workers dropped off in the second half of 1952 in line with a general reduction in immigration. A total of 7,030 tradesmen entered Canada during the year as against 10,500 in 1951. The largest trade groups were carpenters, bricklayers and electricians.

A second source of skilled construction workers, the Federal-Provincial Apprenticeship Training Program, produced fewer graduates in 1952. There were 1,063 journeymen graduated under the scheme compared with 1,200 in 1951. The number of apprentices in training in December at 5,300, was approximately the same as in December, 1951.

Strikes in the Building and Building Material Industries

More time was lost through strikes in the building industry during 1952 than in any 12 month period on record. Strikes during the year involved the loss of 344,000 working days and were concentrated in the months of May, June and July. The building material industries suffered relatively little time loss during 1952 with only 25,000 working days lost through strikes.

The number of working days lost through strikes in all Canadian industries during 1952 was greater than in any year since 1946. A total of 2.9 million working days were lost compared with the previous high of 4.5 million days in 1946. Time lost through strikes in 1952 represented .26 per cent of the estimated working time of salary and wage earners compared with .08 per cent in 1951.

Employment and Earnings in the Building Material Industries

Reflecting reduced output in the building material industries during 1952, employment in the industry declined. Average monthly employment in the industry totalled 114,700, a drop of 6 per cent from the 1951 average. Average weekly earnings in 1952 rose 10 per cent to \$56.23 from \$51.25 in 1951. The increased weekly earnings more than offset the reduced employment in the industry and the aggregate weekly payroll rose from an average of \$6.2 million in 1951 to \$6.4 million in 1952.

SECTION 7.—BUILDING COSTS

(See Tables 69-73)

For the first time since the end of the war there was no appreciable increase in residential building costs in 1952. Favourable supply conditions in building materials resulted in stable prices notwithstanding a growing demand for new homes as the year progressed.

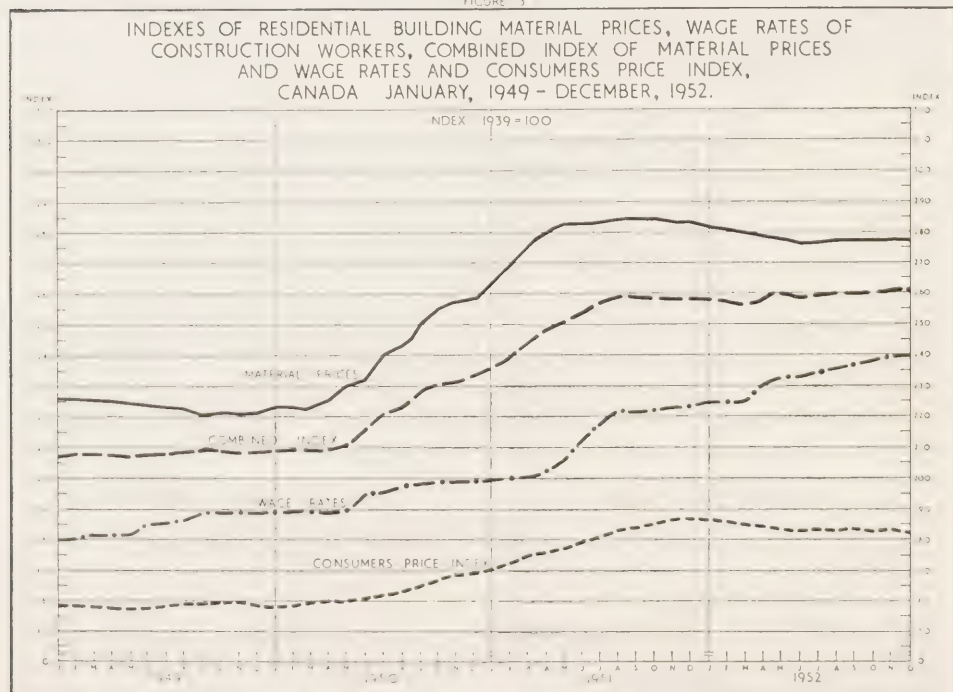
At the end of January 1953, the combined index of residential building materials and wage rates stood at 262, unchanged from October and less than 2 per cent higher than at January 1952. The fractional increase in building costs stemmed entirely from an increase of 7 per cent in construction wage rates. Material prices dropped nearly 2 per cent in the 12 month period. In 1952 the monthly average of the combined index was 260 compared with a monthly average of 252 in 1951.

Residential Building Material Prices

Despite strong demand for building materials, the index of wholesale building material prices continued to decline slowly during 1952. In January 1953 the index stood at 277 compared with 281 at January 1952.

The decline in the index reflected lower prices for lumber products, roofing materials, paints and glass and electrical fixtures. The lumber products group, representing the largest single material cost group, showed the largest price reduction, the index dropping 3 per cent from 405 in January 1952 to 394 in January 1953. Moderate price increases were registered in the prices of cement, brick, lath and insulation and roofing materials.

FIGURE 3



Wage Rates of Construction Workers

Reflecting in part a high level of construction activity in 1952, wage rates of construction workers averaged 7 per cent higher in 1952 than in 1951. The increase was general for all trades with largest gains being made by painters and plumbers. These trades registered increases of 9 and 8 per cent respectively. By January 1953, the index of wage rates of all construction workers had reached 240, a rise of 7 per cent from its level one year earlier. The construction wage rate index averaged 263 in 1952 compared with an average of 246 in the previous year.

The wage rate index for all industrial workers rose 9 per cent in the 12 month period standing at 276 at January 1953, 9 per cent higher than the construction wage rate index.

Shelter Costs, the Cost of Living Index and Wholesale Price Index

The rental component of the cost of living index continued to move up slowly during 1952 and by February 1953 had reached 145 (1939=100). This constituted a 4 per cent increase from February 1952, the same increase as was registered in the previous year. The rental component of the consumers price index which is adjusted for price factors resulting from rent control (see page 129), rose 4 per cent in the 12 month period to 123.8 (1949=100) at February 1953.

The cost of living index declined gradually throughout 1952 and at the end of February stood at 182. (1939=100). This was a decline of 3 per cent from February 1952. The consumers price index which measures price changes in a more representative group of consumers goods and services showed a more moderate decline, dropping 2 per cent from 118 in February 1952 to 115.5 in February 1953.

In contrast to the cost of living index budget in which changes in shelter costs are measured solely by changes in rent, the consumer price index incorporates a separate measurement of costs involved in home ownership. In the construction of the price index of home ownership, five principal expenditures are included; property taxes, mortgage interest, repairs, replacement and insurance. During 1952 the home ownership cost index, which together with the rent index comprises the overall shelter cost index, rose more slowly than the rental index. By the end of February 1953 the home ownership cost index had risen 2 per cent to 120.7 (1949=100). The shelter cost index for the same month was at 122.5.

The general wholesale price index covering 296 items stood at 223 in February 1953, the lowest level reached since August 1950 and 23 points less than in July 1951, the post war peak.

SECTION 8.—BUILDING INDUSTRY

(See Tables 74-75)

Bankruptcies in the Construction and Building Material Industries and in all Industries

Business failures in all industries were more numerous in 1952 than at any-time since the mid-thirties. Bankruptcies in the building material industries were also up over 1951 but failures in the construction industry remained at the same level.

There were 137 failures in the construction industry, the same number as in 1951. Average liabilities per firm however, were higher at \$23,900 compared with \$19,500 in 1951. In the building material industries there were 47 bankruptcies. Much smaller firms were involved in the failures with average liabilities of defaulting firms dropping from \$97,400 in 1951 to \$35,400 in 1952.

Bankruptcies in all industries numbered 1,434 as against 1,349 in 1951. Defaulted liabilities totalled \$28.9 million, an average of \$20,142 per firm. In 1951 defaulted liabilities totalled \$32.7 million and average liabilities were higher at \$24,300.

Common Stock Prices

Market values of common stock prices of building material companies indicate a continued optimism in the earning power of such companies. During 1952 the stock price index based on common shares of 16 building material companies averaged 288.5 compared with a 1951 average of 277.3. In a reversal of the downward trend of market values in the first half of the year, values turned up in November and by January 1953 the index reached 298.7, the same level as at one year earlier.

The composite index for 82 industrial companies showed a smaller increase, averaging 193.6 in 1952 compared with 188.6 in 1951.

PART II
TABULAR MATERIAL*

*Sources of tables shown in Part II together with explanatory notes will be found in Part III.

SECTION 1
POPULATION TRENDS
TABLE 1.—NET FAMILY FORMATION AND NUMBER OF FAMILIES,
CANADA, 1939 — 1952.
(In Thousands)

Period	Marriages	Deaths to Married Persons	Divorces ⁽¹⁾	Net Migration of Married Females	Net Family Formation		Number of Families ⁽²⁾
					Unadjusted	Adjusted ⁽²⁾	
1939	103.7	45.3	2.1	— 1.3	55.0	—	2,425.0
1940	123.3	46.6	2.4	— 2.5	71.8	—	2,496.8
1941	121.8	47.7	2.5	— 1.1	70.5	68.4	2,565.2
1942	127.4	47.8	3.1	— .9	75.6	71.7	2,636.9
1943	110.9	49.4	3.3	— .3	57.9	54.9	2,691.8
1944	101.5	49.2	3.8	1.6	50.1	47.5	2,739.3
1945	108.0	48.6	5.1	5.0	59.3	56.3	2,795.6
1946	134.1	48.6	7.7	29.7	107.5	102.0	2,897.6
1947	127.3	49.9	8.2	6.2	75.4	71.5	2,969.1
1948	123.3	51.5	6.9	18.0	82.9	78.7	3,047.8
1949	123.9	53.0	5.9	12.1	77.1	73.2	3,194.2
1950	124.8	53.9	5.2	6.8	72.5	68.7	3,262.9
1951							
1st Quarter	16.7	14.7	—	3.5	4.2	4.3	3,267.2
2nd Quarter	36.0	13.5	—	8.1	29.3	24.6	3,291.8
3rd Quarter	45.2	12.3	—	6.5	38.1	—	3,329.9
4th Quarter	34.3	14.3	—	9.6	28.3	—	3,358.2
Total, 1951	132.2	54.8	5.2	27.7	99.9	—	—
1952							
1st Quarter	16.6	13.2	—	5.8	8.3	—	3,366.5
2nd Quarter	30.7	13.4	—	7.7	23.7	—	3,390.2
3rd Quarter	45.9	13.1	—	5.2 ⁽⁴⁾	36.6 ⁽⁴⁾	—	3,426.8 ⁽⁴⁾
4th Quarter	34.0	14.3	—	4.1 ⁽⁵⁾	22.4	—	3,449.2
Total, 1952	127.2	54.0	5.6	22.8	91.0	—	—

(1) Quarterly data not available.
(2) Adjusted to agree with 1951 census. Quarterly data include an allowance for divorces.
(3) As at end of period (see p. 117).
(4) Revised.
(5) Provisional.

TABLE 2. FAMILY AND NON-FAMILY POPULATION, TOTAL POPULATION, NUMBER OF FAMILIES AND AVERAGE FAMILY SIZE,
CANADA, (1) 1941 AND 1951.

Item	Family Population		Non-Family Population		Total Population		Families		Persons per Family	
	1941	1951	1941	1951	1941	1951	1941	1951	1941	1951
Urban	3,390,568	4,393,904	641,787	795,871	4,032,355	5,189,775	941,824	1,306,037	3.6	3.4
Metropolitan Areas										
Major Centres	624,460	783,504	94,972	118,816	719,432	902,320	168,773	214,772	3.7	3.6
Proportion 30,000 and over	40.4%	42.4%	47.0%	51.0%	41.3%	43.5%	44.0%	46.3%	-	-
Centres 5,000 — 30,000	811,905	1,099,755	140,670	161,282	952,575	1,261,037	213,460	300,485	3.8	3.7
Other Urban (2)	477,390	1,122,722	70,664	152,399	548,054	1,275,121	113,358	302,246	4.2	3.7
Total Urban	5,304,323	7,399,885	948,093	1,228,368	6,252,416	8,628,253	1,437,415	2,123,540	3.7	3.5
Rural	2,954,911	2,618,750	334,243	208,982	3,289,154	2,827,732	661,820	601,622	4.5	4.4
Farm										
Non-Farm	1,678,752	2,197,468	286,333	355,976	1,965,085	2,553,444	426,064	562,222	3.9	3.9
Total Rural	4,633,663	4,816,218	620,576	564,958	5,254,239	5,381,176	1,087,884	1,163,844	4.3	4.1
Total	9,937,986	12,216,103	1,568,669	1,793,326	11,506,655	14,009,429	2,525,299	3,287,384	3.9	3.7

(1) Figures for 1951 include Newfoundland.

(2) For explanatory note see p. 117.

TABLE 3.—NUMBER OF BIRTHS, DEATHS, MARRIAGES, DIVORCES AND TOTAL POPULATION,
CANADA, ⁽¹⁾ 1939 — 1952.

Period	Births	Deaths	Marriages	Divorces ⁽²⁾	Population ⁽²⁾ (000)
1939.....	229,468	108,951	103,658	2,068	11,250
1940.....	244,316	110,927	123,318	2,369	11,364
1941.....	255,317	114,639	121,842	2,461	11,490
1942.....	272,313	112,978	127,372	3,089	11,637
1943.....	283,580	118,635	110,937	3,263	11,778
1944.....	284,220	116,052	101,496	3,788	11,929
1945.....	288,730	113,414	108,031	5,076	12,055
1946.....	330,732	114,931	134,088	7,683	12,268
1947.....	359,094	117,725	127,311	8,199	12,527
1948.....	347,307	119,384	123,314	6,881	12,799
1949.....	366,139	124,047	123,877	5,934	13,423
1950 ⁽³⁾	371,071	123,789	124,845	5,208	13,688
1951 ⁽³⁾					
1st Quarter.....	91,456	36,025	16,658	—	—
2nd Quarter.....	101,170	30,024	36,026	—	13,984
3rd Quarter.....	98,793	28,290	45,205	—	—
4th Quarter.....	88,682	31,115	30,341	—	—
Total, 1951.....	380,101	125,454	128,230	5,163	—
1952 ⁽⁴⁾					
January.....	29,612	11,088	5,054		
February.....	28,887	9,746	6,370 ⁽³⁾		
March.....	31,922	10,092	5,217		
1st Quarter.....	90,421	30,926	16,641 ⁽³⁾	—	—
April.....	34,418	11,074	7,118		
May.....	32,210	10,797	8,883		
June.....	34,909	9,302	14,707		
2nd Quarter.....	101,537	31,173	30,708	—	14,405
July.....	34,905	10,796	16,612		
August.....	33,280	9,459	14,200		
September.....	35,522	10,332	15,047		
3rd Quarter.....	103,707	30,587	45,859	—	—
October.....	34,333	10,757	14,286		
November.....	33,024	9,680	10,351		
December.....	32,002	11,333	9,393		
4th Quarter.....	99,359	31,770	34,030	—	—
Total, 1952.....	395,024	124,456	127,238	5,562	—

(1) Excluding Yukon and Northwest Territories throughout and Newfoundland for the period 1939-1948.

(2) Monthly data not available.

(3) Revised.

(4) Preliminary.

TABLE 4.—BIRTH, DEATH, MARRIAGE AND DIVORCE RATES, CANADA,
1939 — 1952.

(Per Thousand of Population)

Year	Birth Rate	Death Rate	Marriage Rate	Divorce Rate
1939	20.4	9.7	9.2	.02
1940	21.5	9.8	10.9	.02
1941	22.2	10.0	10.6	.02
1942	23.4	9.7	10.9	.03
1943	24.1	10.1	9.4	.03
1944	23.8	9.7	8.5	.03
1945	24.0	9.4	9.0	.04
1946	27.0	9.4	10.9	.06
1947	28.7	9.4	10.2	.07
1948	27.1	9.3	9.6	.05
1949	27.3	9.2	9.2	.04
1950	27.1	9.2 ⁽¹⁾	9.4 ⁽¹⁾	.04
1951	27.1	9.0	9.2	.04
1952 ⁽²⁾	27.4	8.6	8.8	.04

(1) Revised.

(2) Preliminary.

TABLE 5.—NUMBER OF BIRTHS BY SEQUENCE OF ARRIVAL,
CANADA, 1939 — 1952.

Period	Sequence of Child								Total ⁽¹⁾
	First		Second		Third		Fourth and Over		
	Number	Per cent of Total	Number	Per cent of Total	Number	Per cent of Total	Number	Per cent of Total	
1939	63,089	28.6	46,869	21.3	30,246	13.7	80,159	36.4	220,363
1940	71,149	30.3	51,774	22.1	32,325	13.8	79,459	33.8	234,707
1941	80,137	32.7	53,553	21.8	32,998	13.5	78,528	32.0	245,216
1942	85,692	32.8	60,394	23.1	35,093	13.4	80,046	30.7	261,225
1943	87,540	32.2	64,421	23.7	38,765	14.3	81,378	29.8	272,106
1944	81,536	30.0	65,853	24.2	40,610	14.9	84,142	30.9	272,141
1945	79,688	28.9	67,037	24.3	42,406	15.4	86,662	31.4	275,793
1946	98,310	31.0	78,758	24.8	48,185	15.2	91,884	29.0	317,137
1947	113,536	33.0	85,651	24.9	51,730	15.0	93,639	27.1	344,556
1948	98,452	29.6	86,366	26.0	52,938	15.9	94,626	28.5	332,382
1949	97,836	27.8	93,633	26.6	58,848	16.7	101,426	28.9	351,743
1950	96,139	26.9	93,884	26.2	62,142	17.4	105,698	29.5	357,864
1951 ⁽²⁾									
1st Quarter	23,509	26.7	22,705	25.8	15,490	17.6	26,275	29.9	87,979
2nd Quarter	26,005	26.7	25,116	25.8	17,137	17.6	29,066	29.9	97,324
3rd Quarter	25,395	26.7	24,526	25.8	16,734	17.6	28,383	29.9	95,038
4th Quarter	22,795	26.7	22,016	25.8	15,021	17.6	25,479	29.9	85,311
Total, 1951	97,704	26.7	94,363	25.8	64,382	17.6	109,203	29.9	365,652
1952 ⁽³⁾									
1st Quarter	25,705	26.7	24,826	25.8	16,938	17.6	28,730	29.9	96,199
2nd Quarter	26,099	26.7	25,208	25.8	17,198	17.6	29,172	29.9	97,677
3rd Quarter	26,657	26.7	25,747	23.8	17,566	17.6	29,795	29.9	99,765
4th Quarter	25,646	26.7	24,771	25.8	16,900	17.6	28,665	29.9	95,982
Total, 1952	104,107	26.7	100,552	25.8	68,602	17.6	116,362	29.9	389,623

(1) For difference between data shown on Table 5 and those shown in Table 3 see p. 117.

(2) Revised.

(3) Preliminary.

TABLE 6.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP,
1939 — 1952.

Period	Males			Females			18 Years and Over			Under 18 Years			Total
	Married	Single	Sub-total	Married	Single	Sub-total	Male	Female	Sub-total	Male	Female	Sub-total	
1939	2,986	4,695	7,681	4,346	4,967	9,313	4,866	6,820	11,686	2,815	2,493	5,308	16,994
1940	2,019	3,352	5,371	2,786	3,167	5,953	3,939	4,517	8,456	1,432	1,436	2,868	11,324
1941	1,580	3,211	4,791	2,011	2,527	4,538	3,851	3,489	7,340	940	1,049	1,989	9,329
1942	1,187	2,021	3,208	2,341	2,341	4,682	2,280	3,429	5,709	928	939	1,867	7,576
1943	1,284	2,006	3,290	2,468	2,746	5,214	2,113	4,064	6,177	1,177	1,150	2,327	8,504
1944	1,513	2,981	4,494	4,590	3,717	8,307	2,391	6,253	8,644	2,103	2,054	4,157	12,801
1945	2,695	5,006	7,701	9,470	5,551	15,021	4,259	11,620	15,879	3,442	3,401	6,843	22,722
1946	6,694	13,799	20,493	36,457	14,779	51,236	9,934	40,818	50,752	10,549 ⁽¹⁾	10,418 ⁽¹⁾	20,967	71,719
1947	13,799	19,636	33,435	13,162	17,530	30,692	27,281	24,787	52,068	6,154	5,905	12,059	64,127
1948	25,837 ⁽¹⁾	41,253 ⁽¹⁾	67,090	24,595	33,730	58,324	52,986	45,191	98,177	14,104	13,133	27,237	125,414
1949 ⁽¹⁾	20,600	28,862	51,162	20,411	23,653	44,055	39,044	33,957	72,681	11,218	11,098	22,511	95,217
1950 ⁽¹⁾	16,042	24,945	40,987	15,230	17,695	32,925	30,700	24,172	54,872	10,287	8,753	19,040	73,912
1951 ⁽¹⁾	48,046	72,120	120,166	37,028	37,197	74,225	95,818	53,239	149,057	24,348	20,986	45,334	194,391
1952 ⁽¹⁾													
1st Quarter	10,504	14,820	25,324	8,617	8,802	17,419	19,871	12,571	32,442	5,453	4,848	10,301	42,743
2nd Quarter	13,069	19,046	32,115	11,290	11,909	23,199	24,323	16,221	40,544	7,792	6,978	14,770	55,314
3rd Quarter	7,177	12,171	19,348	8,244	9,647	17,891	13,617	12,830	26,447	5,731	5,061	10,792	37,239
4th Quarter	4,691	8,371	13,062	7,134	9,006	16,140	8,272	11,823	20,095	4,790	4,317	9,107	29,202
Total, 1952	35,441	54,408	89,849	35,285	39,364	74,649	66,083	53,445	119,528	23,766	21,204	44,970	164,498

(1) Revised.

TABLE 7. — NUMBER OF IMMIGRANTS TO AND EMIGRANTS FROM CANADA, BY COUNTRY,
1939 — 1952.

Period	United Kingdom		United States		Other Countries		Total	
	Immigration	Emigration	Immigration	Emigration	Immigration	Emigration ⁽¹⁾	Immigration	Emigration ⁽¹⁾
1939.....	3,600	—	5,600	10,700	7,800	—	17,000	15,200
1940.....	3,000	—	7,100	11,000	1,200	—	11,300	15,800
1941.....	2,300	—	6,600	10,900	400	—	9,300	15,500
1942.....	2,300	—	5,100	10,000	200	—	7,600	14,300
1943.....	3,800	—	4,400	9,700	300	—	8,500	13,900
1944.....	7,700	—	4,500	10,500	600	—	12,800	14,900
1945.....	14,600	5,100	6,400	15,800	1,700	1,600	22,700	22,500
1946.....	51,400	9,100	11,500	22,000	8,800	2,800	71,700	33,900
1947.....	38,800	7,900	9,400	24,100	15,900	3,000	64,100	35,000
1948.....	46,000	7,200	7,400	24,600	72,000	3,000	125,400	34,800
1949.....	22,200	7,600	7,600	23,400	65,300	3,100	95,200 ⁽²⁾	34,100
1950.....	13,400	7,000	7,600	21,500	52,800	2,800	73,900 ⁽²⁾	31,300
1951.....								
1st Quarter.....	4,300	1,700	1,600	9,900	20,000	1,100	25,900	12,700
2nd Quarter.....	9,800		2,100		42,000		53,900	
3rd Quarter.....	7,800	3,000	2,300	12,700	40,000	1,200	50,100	16,900
4th Quarter.....	9,200		1,700		53,600		64,500	
Total, 1951.....	31,100	4,700	7,700	22,600	155,600	2,300	194,400	29,600
1952.....								
1st Quarter.....	10,100 ⁽²⁾	3,500	1,600	15,400	31,100 ⁽²⁾	1,800	42,800 ⁽²⁾	20,700
2nd Quarter.....	15,300 ⁽²⁾		2,300		37,700 ⁽²⁾		55,300	
3rd Quarter.....	10,000 ⁽²⁾	4,000	3,000	13,400	24,200 ⁽²⁾	1,900	37,200	19,300 ⁽³⁾
4th Quarter.....	9,900		2,300		17,000		29,200	
Total, 1952.....	45,300	7,500	9,200	28,800	110,000	3,700	164,500	40,000 ⁽³⁾

(1) Estimated.
(2) Revised.
(3) Preliminary.

SECTION 2
HOUSE-BUILDING ACTIVITY

TABLE 8.— NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND
UNDER CONSTRUCTION, CANADA⁽¹⁾, 1945 — FEBRUARY, 1953.

Type of Unit and Period	Starts	Completions	Under Construction (At End of Period) ⁽²⁾
<i>Dwellings in New Structures and Conversions⁽³⁾</i>			
1945	— ⁽⁴⁾	48,470	— ⁽⁴⁾
1946	— ⁽⁴⁾	67,194	— ⁽⁴⁾
1947	81,276	79,231	— ⁽⁴⁾
1948	95,340	81,243	— ⁽⁴⁾
1949	93,931	91,655	— ⁽⁴⁾
1950	95,270	91,754	— ⁽⁴⁾
1951	72,079	84,810	— ⁽⁴⁾
1952	86,461	76,302	— ⁽⁴⁾
<i>Dwellings in New Structures</i>			
1945	— ⁽⁴⁾	42,488	— ⁽⁴⁾
1946	— ⁽⁴⁾	60,454	40,170
1947	74,263	72,218	42,215
1948	90,194	76,097	56,456
1949	90,509	88,233	59,503
1950	92,531	89,015	59,443
1951			
1st Quarter	9,801	19,521	49,294
2nd Quarter	28,664	19,173	58,615
3rd Quarter	19,122	19,111	58,382
4th Quarter	10,992	23,505	47,488
Total, 1951	68,579	81,310	—
1952			
January	1,705	5,017	44,161
February	2,008	4,442	37,312
March	3,555	3,607	37,259
1st Quarter	7,268	13,066	—
April	7,127	5,325	38,814
May	9,801	5,868	43,306
June	11,095	4,081	50,285
2nd Quarter	28,023	15,274	—
July	8,759	4,715	54,275
August	9,461	7,911	56,289
September	8,529	5,819	59,113
3rd Quarter	26,749	18,445	—
October	9,810	9,510	59,334
November	7,664	9,716	57,206
December	3,732	7,076	55,689
4th Quarter	21,206	26,302	—
Total, 1952	83,246	73,087	—
1953			
January	3,573	6,101	53,016
February	2,789	6,161	49,737

(1) Excluding Yukon and Northwest Territories for the period 1945-1953 and Newfoundland for the period 1945-48.

(2) Total starts less completions do not equal the number of units under construction because of adjustments (see p. 118).

(3) Estimated.

(4) Not available.

TABLE 9.—DWELLINGS STARTED AND COMPLETED IN NEW STRUCTURES, ACTUAL AND SEASONALLY ADJUSTED ANNUAL RATES, BY QUARTER, CANADA, EXCLUDING NEWFOUNDLAND, 1948 — 1952.

Period	Actual		Annual Rates Seasonally Adjusted	
	Starts	Completions	Starts	Completions
1948				
1st Quarter.....	6,678	11,569	60,521	56,916
2nd Quarter.....	33,090	18,959	89,231	82,099
3rd Quarter.....	31,348	19,710	99,086	76,652
4th Quarter.....	19,078	25,859	91,722	83,015
Total, 1948.....	90,194	76,097	—	—
1949				
1st Quarter.....	8,396	17,840	83,040	88,015
2nd Quarter.....	31,803	21,790 ⁽¹⁾	85,742	94,747
3rd Quarter.....	27,663	23,330	88,037	91,680
4th Quarter.....	21,647	24,535	103,476	79,156
Total, 1949.....	89,509	87,495	—	—
1950				
1st Quarter.....	8,854	17,791	86,415	88,066
2nd Quarter.....	32,906	17,805	88,007	77,328
3rd Quarter.....	28,649	22,912	91,548	89,755
4th Quarter.....	20,032	28,791	94,688	92,952
Total, 1950.....	90,441	87,299	—	—
1951				
1st Quarter.....	9,647	19,301	90,658	93,859
2nd Quarter.....	28,426	18,924	76,898	81,139
3rd Quarter.....	18,614	18,871	59,692	74,266
4th Quarter.....	10,791	23,273	50,812	75,609
Total, 1951.....	67,478	80,369	—	—
1952				
1st Quarter.....	7,219	12,869	68,289	62,957
2nd Quarter.....	27,508	15,059	73,805	64,987
3rd Quarter.....	26,089	23,174	83,376	91,487
4th Quarter.....	20,851	20,854	97,698	66,917
Total, 1952.....	81,667	71,956	—	—

(1) Revised.

TABLE 10.—NUMBER OF NEW PERMANENT DWELLINGS STARTED BY URBAN AND RURAL AREAS,
CANADA, 1947 — MARCH, 1953.

Period	Urban			Rural			Total Non-farm
	5,000 Population and Over ⁽¹⁾	Under 5,000 ⁽¹⁾	Sub-total	Non-farm	Farm	Sub-total	
1947	45,824	13,586	59,410	12,628	2,225	14,853	72,038
1948	57,671	12,026	69,697	15,687	4,810	20,497	85,384
1949	58,370	9,743	68,113	17,565	4,831	22,396	85,678
1950	68,599	7,292	75,891	12,618	4,022	16,640	88,509
1951							
1st Quarter	8,041	391	8,432	1,269	100	1,369	9,701
2nd Quarter	19,788	2,088	21,876	4,872	1,916	6,788	26,748
3rd Quarter	11,788	2,243	14,031	3,685	1,406	5,091	17,716
4th Quarter	7,757	810	8,567	1,746	679	2,425	10,313
Total, 1951	47,374	5,532	52,906	11,572	4,101	15,673	64,478
1952							
January	1,345	166	1,511	122	72	194	1,633
February	1,704	28	1,732	203	73	276	1,935
March	3,175	70	3,245	289	21	310	3,534
1st Quarter	6,224	264	6,488	614	166	780	7,102
April	5,997	166	6,163	892	72	964	7,055
May	7,756	262	8,018	1,350	433	1,783	9,368
June	7,535	1,132	8,667	851	1,577	2,428	9,518
2nd Quarter	21,288	1,560	22,848	3,093	2,082	5,175	25,941
July	6,226	385	6,611	1,728	420	2,148	8,339
August	7,525	613	8,138	417	906	1,323	8,555
September	6,208	549	6,757	1,501	271	1,772	8,258
3rd Quarter	19,959	1,547	21,506	3,646	1,597	5,243	25,152
October	6,758	927	7,685	1,557	568	2,125	9,242
November	5,841	419	6,260	1,035	369	1,404	7,295
December	3,373	81	3,454	193	85	278	3,647
4th Quarter	15,972	1,427	17,399	2,785	1,022	3,807	20,184
Total, 1952	63,443	4,798	68,241	10,138	4,867	15,005	78,379
1953							
January	2,689	28	2,717	674	182	856	3,391
February	2,688	20	2,708	81	0	81	2,789
March	5,109 ⁽²⁾	— ⁽³⁾	— ⁽³⁾	— ⁽³⁾	— ⁽³⁾	— ⁽³⁾	— ⁽³⁾

(1) Revised in 1952.

(2) Preliminary.

(3) Not yet available.

TABLE 11.—NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY URBAN AND RURAL AREAS,
CANADA, 1947 — MARCH, 1953.

Period	Urban			Rural			Total Non-farm
	5,000 Population and Over ⁽¹⁾	Under 5,000 ⁽¹⁾	Sub-total	Non-farm	Farm	Sub-total	
1947	44,452	7,304	51,756	16,091	4,371	20,462	67,847
1948	48,006	10,029	58,035	14,204	3,858	18,062	72,239
1949	60,262	8,611	68,873	14,133	5,227	19,360	83,006
1950	62,847	7,675	70,522	14,448	4,045	18,493	84,970
1951							
1st Quarter	16,129	586	16,715	2,600	206	2,806	19,315
2nd Quarter	15,132	637	15,769	2,866	538	3,404	18,635
3rd Quarter	13,533	899	14,432	3,269	1,410	4,679	17,701
4th Quarter	16,373	2,098	18,471	3,519	1,515	5,034	21,990
Total, 1951	61,167	4,220	65,387	12,254	3,669	15,923	77,641
1952							
January	3,894	366	4,260	619	138	757	4,879
February	3,879	63	3,942	452	48	500	4,394
March	3,155	133	3,288	292	27	319	3,580
1st Quarter	10,928	562	11,490	1,363	213	1,576	12,853
April	4,400	315	4,715	546	64	610	5,261
May	3,787	590	4,377	1,329	162	1,491	5,706
June	3,471	76	3,547	534	0	534	4,081
2nd Quarter	11,658	981	12,639	2,409	226	2,635	15,048
July	3,218	225	3,443	296	976	1,272	3,739
August	5,175	591	5,766	868	1,277	2,145	6,634
September	3,867	738	4,605	624	590	1,214	5,229
3rd Quarter	12,260	1,554	13,814	1,788	2,843	4,631	15,602
October	6,471	611	7,082	1,741	687	2,428	8,823
November	7,360	658	8,018	1,370	328	1,698	9,388
December	5,669	206	5,875	952	249	1,201	6,827
4th Quarter	19,500	1,475	20,975	4,063	1,264	5,327	25,038
Total, 1952	54,346	4,572	58,918	9,623	4,546	14,169	68,541
1953							
January	4,642	602	5,244	567	290	857	5,811
February	4,878	345	5,223	862	76	938	6,085
March	4,918 ⁽²⁾	— ⁽³⁾	— ⁽³⁾	— ⁽³⁾	— ⁽³⁾	— ⁽³⁾	— ⁽³⁾

(1) Revised in 1952.

(2) Preliminary.

(3) Not yet available.

TABLE 12.—NUMBER OF NEW PERMANENT DWELLINGS COMPLETED,
BY TYPE OF UNIT, CANADA, 1947 — 1952.

Period	One Family	Two Family	Row Houses	Apart- ments	Other	Total
1947	58,778	5,310	608	3,694	3,828	72,218
1948	61,787	4,560	1,607	7,836	307	76,097
1949	68,966	7,309	485	11,050	423	88,233
1950	68,685	7,376	145	12,540	269	89,015
1951						
1st Quarter	14,020	2,294	114	3,046	47	19,521
2nd Quarter	14,427	1,772	208	2,677	89	19,173
3rd Quarter	14,206	1,922	173	2,703	107	19,111
4th Quarter	17,713	1,580	90	4,114	8	23,505
Total, 1951	60,366	7,568	585	12,540	251	81,310
1952						
January	4,239	300	0	478	0	5,017
February	3,273	316	0	853	0	4,442
March	2,522	338	0	747	0	3,607
1st Quarter	10,034	954	0	2,078	0	13,066
April	3,733	488	6	1,098	0	5,325
May	4,490	454	0	924	0	5,868
June	3,172	352	0	557	0	4,081
2nd Quarter	11,395	1,294	6	2,579	0	15,274
July	3,731	372	20	592	0	4,715
August	5,953	628	0	1,330	0	7,911
September	4,531	382	3	903	0	5,819
3rd Quarter	14,215	1,382	23	2,825	0	18,445
October	7,679	412	3	1,416	0	9,510
November	7,216	824	50	1,626	0	9,716
December	5,428	448	17	1,183	0	7,076
4th Quarter	20,323	1,684	70	4,225	0	26,302
Total, 1952	55,967	5,314	99	11,707	0	73,087

TABLE 13.— DISTRIBUTION OF NEW COMPLETED DWELLINGS UNSOLD, BY NUMBER OF MONTHS UNSOLD, AND AVERAGE NUMBER OF MONTHS UNSOLD, METROPOLITAN AREAS AND OTHER MAJOR CITIES, CANADA, 1950 — 1952.

Period	Number of Months Unsold								Total Number of New Completed Dwellings Unsold	Average Number of Months Unsold
	1-3		4-6		7-9		10-13			
	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent		
1950										
March	434	70	97	16	54	9	29	5	614	3.5
June	330	63	119	23	36	7	35	7	520	3.7
September	121	41	120	40	28	10	26	9	295	4.6
December	239	79 ⁽¹⁾	32	10	13	5	20	6	304	3.1
Annual Average	286	64	97	22	36	8	28	6	447	3.7
1951										
March	104	60	37	21	14	8	18	11 ⁽¹⁾	173	4.0
June	169	83	17	8	6	3	11	6	203	3.0
September	344	87	36	9	8	2	9	2	397	2.6
December	1,045	90	108	9	13	1	—	—	1,166	2.3
Annual Average	336	84	44	11	10	2	12	3	402 ⁽¹⁾	2.8
1952										
January	983	80	214	17	24	2	3	1	1,224	2.7
February	936	63	492	34	32	2	4	1	1,464	3.2
March	879	66	391	29	57	4	6	1	1,333	3.3
April	759	67 ⁽¹⁾	261	23 ⁽¹⁾	104	9 ⁽¹⁾	15	1	1,139	3.4
May	630	54	365	31	148	13	15	2	1,158	3.6
June	592	53	387	34	130	11	28	2	1,137	3.9
July	515	49	336	32	161	15	44	4	1,056	4.2
August	526	50	254	24	207	20	70	6	1,057	4.2
September	523	53	190	19	204	21	65	7	982	4.3
October	460	55	141	17	135	16	103	12	839	4.6
November	453	56	108	13	79	10	178	21	818	4.7
December	454	69	84	13	103	16	16	2	657	3.5
Annual Average	642	60	269	24	115	11	46	5	1,072	3.8

(1) Revised.

TABLE 14.—GROSS AND NET RESIDENTIAL CAPITAL FORMATION, CANADA, 1939 — 1952.
(Millions of Dollars)

Period	Gross Capital Formation				Capital Consumption			Net Capital Formation
	New Construction	Major Improvements and Alterations	Supplementary Costs	Total	Depreciation	Accidental Damages	Total	
1939.....	165.8	19.3	4.4	189.5	113.9	4.2	118.1	71.4
1940.....	178.8	20.5	4.9	204.2	123.5	4.4	127.9	76.3
1941.....	218.2	25.3	5.7	249.2	140.9	4.7	145.6	103.6
1942.....	195.0	28.3	4.7	228.0	157.4	3.5	160.9	67.1
1943.....	176.1	27.6	3.8	207.5	174.4	6.0	180.4	27.1
1944.....	214.5	22.1	4.5	241.1	186.1	4.0	190.1	51.0
1945.....	268.7	16.9	5.7	291.3	194.4	5.9	200.3	91.0
1946.....	390.2	21.8	8.1	420.1	210.6	6.0	216.6	203.5
1947.....	506.1	33.6	10.5	550.2	241.1	5.6	246.7	303.5
1948.....	628.7	39.0	13.2	680.9	285.5	6.8	292.3	388.6
1949.....	726.8	48.2	16.3	791.3	313.2	7.8	321.0	470.3
1950.....	782.7	60.6	17.8	861.1	340.5	8.7	349.2	511.9
1951.....								
1st Quarter.....	158.8	14.5	3.5	176.8	100.8	2.7	103.5	73.3
2nd Quarter.....	212.3	19.4	4.9	236.6	102.9	2.8	105.7	130.9
3rd Quarter.....	200.3	18.3	4.6	223.2	104.5	2.9	107.4	115.8
4th Quarter.....	181.4	16.6	4.1	202.1	105.0	2.9	107.9	94.2
Total, 1951.....	752.8	68.8	17.1	838.7	413.2	11.3	424.5	414.2
1952 ⁽¹⁾								
1st Quarter.....	124.7	10.2	2.8	137.7	106.8	2.7	109.5	28.2
2nd Quarter.....	192.0	15.2	4.3	211.5	108.3	2.7	111.0	100.5
3rd Quarter.....	218.8	17.2	4.9	240.9	109.4	2.8	112.2	128.7
4th Quarter.....	229.5	18.0	5.3	252.8	110.0	2.9	112.9	139.9
Total, 1952.....	765.0	60.6	17.3	842.9	434.5	11.1	445.6	397.3

(1) Revised.

TABLE 15.—VOLUME OF GROSS AND NET RESIDENTIAL CAPITAL FORMATION VALUED IN 1939 DOLLARS, CANADA, 1939—1952.
(Millions of Dollars)

Period	Gross Capital Formation			Capital Consumption			Net Capital Formation
	New Construction	Major Improvements and Alterations	Supplementary Costs	Total	Depreciation	Accidental Damages	Total
1939.....	165.8	19.3	4.4	189.5	113.9	4.2	118.1
1940.....	168.0	19.3	4.6	191.9	115.9	4.2	120.1
1941.....	184.1	21.3	4.8	210.2	118.5	3.9	122.4
1942.....	151.7	22.0	3.7	177.4	121.4	2.7	124.1
1943.....	126.7	19.8	2.7	149.2	123.6	4.3	127.9
1944.....	146.5	15.1	3.1	164.7	125.3	2.6	127.9
1945.....	179.1	11.3	3.8	194.2	127.3	3.9	131.2
1946.....	242.6	13.5	5.1	261.2	129.2	3.7	132.2
1947.....	281.2	17.7	5.7	304.6	129.3	2.9	132.2
1948.....	309.5	25.3	6.8	341.6	136.9	4.6	141.5
1949.....	334.3	26.3	7.5	368.1	146.2	3.8	150.0
1950.....	337.7	29.4	7.7	374.8	151.6	5.5	157.1
1951.....							
1st Quarter.....	63.9	5.8	1.4	71.1	38.7	1.0	39.7
2nd Quarter.....	81.9	7.4	1.9	91.2	38.8	1.0	39.8
3rd Quarter.....	75.2	6.9	1.8	83.9	39.2	1.1	40.3
4th Quarter.....	68.3	6.1	1.5	75.9	39.3	1.1	40.4
Total, 1951.....	289.3	26.2	6.6	322.1	156.0	4.2	160.2
1952 ⁽¹⁾							
1st Quarter.....	46.4	3.8	.9	51.1	39.9	1.0	40.9
2nd Quarter.....	71.6	5.7	1.6	78.9	40.4	1.0	41.4
3rd Quarter.....	81.5	6.5	1.8	89.8	40.9	1.0	41.9
4th Quarter.....	85.3	6.7	2.1	94.1	41.0	1.1	42.1
Total, 1952.....	284.8	22.7	6.4	313.9	162.2	4.1	166.3
							147.6

(1) Revised.

TABLE 16.—EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE, RESIDENTIAL AND OTHER CONSTRUCTION, AND GROSS NATIONAL EXPENDITURE, CANADA, 1939—1952.
(Millions of Dollars)

Period	New Construction			Repair and Maintenance			Total		Gross National Expenditure
	Housing	Other	Sub-total	Housing	Other	Sub-total	Housing	Other	
1939.....	185.1	301.0	486.1	56.6	216.0	272.6	241.7	517.0	758.7
1940.....	199.3	384.0	583.3	63.0	222.0	285.0	262.3	606.0	868.3
1941.....	243.5	564.0	807.5	76.7	252.0	328.7	320.2	816.0	1,136.2
1942.....	223.3	684.0	907.3	86.7	269.0	355.7	310.0	953.0	1,263.0
1943.....	203.7	692.0	895.7	87.6	298.0	385.6	291.3	990.0	1,281.3
1944.....	236.6	449.0	685.6	91.8	369.0	460.8	328.4	818.0	1,146.4
1945.....	285.6	421.0	706.6	96.3	401.7	498.0	381.9	822.7	1,204.6
1946.....	412.0	661.7	1,073.7	105.3	427.7	533.0	517.3	1,089.4	1,606.7
1947.....	539.7	884.0	1,423.7	130.8	461.2	592.0	670.5	1,345.2	2,015.7
1948.....	667.7	1,208.4	1,876.1	161.9	532.1	694.0	829.6	1,740.5	2,570.1
1949.....	775.0	1,348.7	2,123.7	176.0	555.8	731.8	951.2	1,904.5	2,855.7
1950.....	843.3	1,520.4	2,363.7	191.0	575.0	766.0	1,034.3	2,095.4	3,129.7
1951 ⁽¹⁾									
1st Quarter.....	173.3	317.5	490.8	40.9	101.2	142.1	214.2	418.7	632.9
2nd Quarter.....	231.7	467.6	699.3	48.9	178.5	227.4	280.6	646.1	926.7
3rd Quarter.....	218.6	582.5	801.1	67.2	222.7	289.9	285.8	805.2	1,091.0
4th Quarter.....	198.0	546.4	744.4	64.0	202.6	266.6	262.0	749.0	1,011.0
Total, 1951.....	821.6	1,914.0	2,735.6	221.0	926.0	926.0	1,042.6	2,619.0	3,661.6
1952 ⁽¹⁾									
1st Quarter.....	134.9	406.0	540.9	49.9	156.5	156.5	184.8	512.6	697.4
2nd Quarter.....	207.2	571.9	779.1	50.4	229.1	229.1	257.6	750.6	1,008.2
3rd Quarter.....	236.0	690.0	926.0	51.1	269.5	269.5	287.1	908.4	1,195.5
4th Quarter.....	247.5	639.1	886.6	51.8	195.9	247.7	299.3	835.0	1,134.3
Total, 1952.....	825.6	2,307.0	3,132.6	203.2	699.6	902.8	1,028.8	3,006.6	4,035.4
(1) Revised.									
(2) Preliminary.									

TABLE 17.— NEW RESIDENTIAL CONSTRUCTION,
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1940—1952.

Period	Value of Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Dwellings		
	New Construction	Additions, Alterations and Repairs	Total	Apartments and Flats	All Other Dwellings	Total
1940	50.1	7.4	57.5	—(1)	—(1)	—(1)
1941	61.1	8.9	70.0	—(1)	—(1)	—(1)
1942	44.6	8.5	53.1	601	14,326	14,927
1943	41.2	8.7	49.9	1,164	12,019	13,183
1944	70.7	12.2	82.9	4,203	19,492	23,695
1945	105.5	12.4	117.9	4,918	23,645	28,563
1946	182.7	18.0	200.7	6,274	39,023	45,297
1947	161.9	16.0	177.9	3,967	33,250	37,217
1948	276.2 ⁽²⁾	23.1	299.5	6,473	44,838	51,311
1949	328.4	26.3	354.7	9,895	45,395	55,290
1950	388.5	34.4	422.9	11,310	48,963	60,273
1951						
1st Quarter	61.6	4.6	66.2	1,618	7,107	8,725
2nd Quarter	122.2	11.8	134.0	2,609	14,633	17,242
3rd Quarter	73.5	10.1	83.6	1,874	8,913	10,787
4th Quarter	49.3	6.4	55.7	1,368	6,282	7,650
Total, 1951	306.6	32.9	339.5	7,469	36,935	44,404
1952						
January	8.2	1.0	9.2	297	975	1,272
February	14.2	1.4	15.6	493	1,625	2,118
March	23.3	1.8	25.1	709	2,533	3,242
1st Quarter	45.7	4.2	49.9	1,499	5,133	6,632
April	46.9	3.6	50.5	1,238	5,249	6,487
May	53.7	4.5	58.2	1,755	5,962	7,717
June	47.4	3.7	51.1	1,896	4,721 ⁽²⁾	6,617 ⁽²⁾
2nd Quarter	148.0	11.8	159.8	4,889	15,932 ⁽²⁾	20,821 ⁽²⁾
July	38.1	3.8	41.9	1,026	4,767	5,793
August	37.4	3.5	40.9	1,411	3,944	5,355
September	39.8	4.0	43.8	1,136	4,439 ⁽²⁾	5,575 ⁽²⁾
3rd Quarter	115.3	11.3	126.6	3,573	13,150 ⁽²⁾	16,723 ⁽²⁾
October	44.8	3.6	48.4	1,604	4,523	6,127
November	30.2	2.2	32.4	998	2,925	3,923
December	20.3	2.2	22.5	1,145	1,804	2,949
4th Quarter	95.3	8.0	103.3	3,747	9,252	12,999
Total, 1952	404.3	35.3	439.6	13,708	43,467	57,175

(1) Not available.

(2) Revised.

TABLE 18.—NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED,
CANADA, 1939 — FEBRUARY, 1953.

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Dwellings		
	Apartments	All Other Residential Dwellings	Total	(1) Apartments	All Other Residential Dwellings	Total
1939	9.8	57.7	67.5	2,403	21,559	23,962
1940	8.5	59.2	67.7	1,960	20,554	22,514
1941	6.2	86.2	92.4	1,330	29,140	30,470
1942	.9	78.4	79.3	171	29,823	29,994
1943	.9	78.2	79.1	169	29,720	29,889
1944	8.8	122.4	131.2	1,580	36,725	38,305
1945	6.3	189.7	196.0	1,103	48,344	49,447
1946	19.0	194.1	213.1	3,139	38,162	41,301
1947	12.0	184.8 ⁽²⁾	197.2	1,743	36,458	38,201
1948	30.1	343.0 ⁽²⁾	373.1	3,730	62,500	66,230
1949	69.5	394.9	464.4	8,165	64,247	72,412
1950	59.3	482.4	541.7	6,550	71,173	77,723
1951	55.8	381.4	437.2	5,425	53,554	58,979
1952						
January	5.2	14.8	20.0	489	1,861	2,350
February	4.3	13.4	17.7	409	1,622	2,031
March	6.9	23.3	30.2	650	3,158	3,808
1st Quarter	16.4	51.5	67.9	1,548	6,641	8,189
April	8.4	34.5	42.9	792	3,199	3,991
May	7.4	35.2	42.6	694	4,073	4,767
June	7.4	53.5	60.9	682	6,570	7,252
2nd Quarter	23.2	123.2	146.4	2,168	13,842	16,010
July	14.1	50.6	64.7	1,297	5,532	6,829
August	5.6	35.7	41.3	521	4,805	5,326
September	11.0	31.3	42.3	1,016	3,962	4,978
3rd Quarter	30.7	117.6	148.3	2,834	14,299	17,133
October	12.0	39.6	51.6	1,123	5,487	6,610
November	9.1	51.0	60.1	851	6,035	6,886
December	10.2	26.5	36.7	949	3,203	4,152
4th Quarter	31.3	117.1	148.4	2,923	14,725	17,648
Total, 1952	101.6	409.4	511.0	9,473	49,507	58,980
1953						
January	8.1	13.4	21.5	743	1,335	2,078
February	5.0	30.2	35.2	457	2,767	3,224

(1) Estimated.

(2) Revised.

SECTION 3
PUBLICLY-ASSISTED HOUSE BUILDING

TABLE 19.—NUMBER OF DWELLINGS IN NEW STRUCTURES STARTED, PUBLICLY-INITIATED, AND PRIVATELY-INITIATED,
WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947 — 1952.

Period	Publicly- Initiated Housing	Privately-Initiated Housing						Total Publicly Assisted Housing ⁽²⁾	Total Housing
		With Government Financial Assistance			Without Government Financial Assistance	Total Privately- Initiated Housing			
		Guarantees		Sub-total ⁽¹⁾					
		Loans							
1947	7,190	12,963	387	13,533	53,540	67,073	20,723	74,263	
1948	10,006	17,363	1,528	19,029	61,159	80,188	29,035	90,194	
1949	7,874	23,597	3,634	27,297	55,338	82,635	35,171	90,509	
1950	4,599	37,935	1,818	39,872	48,060	87,932	44,471	92,531	
1951									
1st Quarter	351	4,891	316	5,207	4,243	9,450	5,558	9,801	
2nd Quarter	773	9,063	239	9,312	18,579	27,891	10,085	28,664	
3rd Quarter	870	6,583	180	6,763	11,489	18,252	7,633	19,122	
4th Quarter	638	2,355	96	2,451	7,903	10,354	3,089	10,992	
Total, 1951	2,632	22,892	831	23,733	42,214	65,947	26,365	68,579	
1952									
1st Quarter	547	2,994 ⁽³⁾	91	3,085 ⁽³⁾	3,636 ⁽³⁾	7,123 ⁽³⁾	3,632 ⁽³⁾	7,268	
2nd Quarter	1,391	6,331 ⁽³⁾	215 ⁽³⁾	6,546 ⁽³⁾	20,086 ⁽³⁾	26,592 ⁽³⁾	7,937 ⁽³⁾	28,023	
3rd Quarter	1,737 ⁽³⁾	9,602 ⁽³⁾	256 ⁽³⁾	9,858 ⁽³⁾	15,154 ⁽³⁾	25,012 ⁽³⁾	11,595 ⁽³⁾	26,749	
4th Quarter	703	9,504	350	9,854	10,649	20,503	10,557	21,206	
Total, 1952	4,378	28,431	912	29,343	49,525	79,230	33,721	83,246	

(1) Includes in addition to units started with loan and guarantee assistance, units approved under the double depreciation provisions without National Housing Act loans or guarantees.
(2) For the period 1947 — 1952 includes direct Government housing and privately-initiated housing with Government financial assistance.
(3) Revised.

TABLE 20.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, ⁽¹⁾ NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF DWELLINGS FINANCED, CANADA, FEBRUARY, 1945 — MARCH, 1953.

Period	Amount of Loans (\$000)				
	Number of Loans ⁽²⁾	Number of Dwellings ⁽²⁾	Joint Loans	Direct Loans	Total
1945 ⁽³⁾					
1946	5,142	5,695	23,832	0	23,832
1947	8,492	13,042	43,280	18,355	61,635
1948	10,549	12,734	60,576	1,133	61,709
1949	16,913	20,730	106,696	1,708	108,404
1950	19,627	29,036	122,737	38,792	161,529
1951	36,358	45,332	280,065	25,712	305,777
	17,904	23,002	141,035	11,384	152,419
1952					
January	1,325	1,759	12,785	289	13,074
February	1,314	1,775	10,780	1,829	12,609
March	1,734 ⁽⁴⁾	2,428 ⁽⁴⁾	15,385 ⁽⁴⁾	2,455	17,840 ⁽⁴⁾
1st Quarter	4,373 ⁽⁴⁾	5,962 ⁽⁴⁾	38,950 ⁽⁴⁾	4,573	43,523 ⁽⁴⁾
April	2,085	3,506	18,219	6,701 ⁽⁴⁾	24,920 ⁽⁴⁾
May	2,946	4,271	25,536	5,357	30,893
June	2,598	3,315	23,507	1,232	24,739
2nd Quarter	7,629	11,092	67,262	13,290 ⁽⁴⁾	80,552 ⁽⁴⁾
July	2,780 ⁽⁴⁾	3,692	23,671	4,190	27,861
August	2,507 ⁽⁴⁾	3,951 ⁽⁴⁾	23,969 ⁽⁴⁾	4,580 ⁽⁴⁾	28,549 ⁽⁴⁾
September	1,965 ⁽⁴⁾	2,629 ⁽⁴⁾	14,364	5,052 ⁽⁴⁾	19,416 ⁽⁴⁾
3rd Quarter	7,252 ⁽⁴⁾	10,272 ⁽⁴⁾	62,004 ⁽⁴⁾	13,822 ⁽⁴⁾	75,826 ⁽⁴⁾
October ⁽⁴⁾	2,827	3,766	21,046	7,084	28,130
November ⁽⁴⁾	1,739	2,527	15,008	3,745	18,753
December	1,454	2,799	14,323	5,437	19,760
4th Quarter	6,020	9,092	50,377	16,266	66,643
Total, 1952	25,274	36,418	218,593	47,951	266,544
1953					
January ⁽⁵⁾	902	1,348	9,038	721	9,759
February ⁽⁵⁾	1,657	2,198	16,326	673	16,999
March ⁽⁵⁾	2,135	2,683	20,518	384	20,902
1st Quarter ⁽⁵⁾	4,694	6,229	45,882	1,778	47,660
Total, February, 1945 — March, 1953	144,953	192,218	1,042,696	146,813	1,189,509

(1) For information on operations under The Dominion Housing Act, 1935, and The National Housing Act, 1938, see *Housing in Canada*, October, 1946, p. 29. Data for 3rd Quarter 1951, and subsequent periods include housing loans under the special provisions for defence worker and for non-defence worker houses built with agreed end sales price.

(2) Figures shown are gross, i.e. total loans approved with no allowance for cancellations, reinstatements and adjustments.

(3) Covers period February 1 to December 31.

(4) Revised.

(5) Preliminary.

TABLE 21.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
NUMBER AND AMOUNT OF LOANS APPROVED FOR NON-DEFENCE WORKER
HOUSES BUILT WITH AGREED SALE OR CONTRACT PRICE, AND NUMBER OF
DWELLINGS FINANCED, CANADA, OCTOBER, 1951 — FEBRUARY, 1953.

Period	Number of Loans ⁽¹⁾	Number of Dwellings ⁽¹⁾	Amount of Loans ⁽¹⁾ (\$000)
1951			
October.....	—	—	—
November.....	46	56	402
December.....	498	505	4,029
Total, 1951.....	544	561	4,431
1952			
January.....	1,021	1,052	8,717
February.....	864	888	7,113
March.....	1,264 ⁽²⁾	1,277 ⁽²⁾	10,579 ⁽²⁾
1st Quarter.....	3,149 ⁽²⁾	3,217 ⁽²⁾	26,409 ⁽²⁾
April.....	1,436	1,448	11,926
May.....	2,167	2,186	17,986
June.....	2,084 ⁽²⁾	2,145 ⁽²⁾	17,734 ⁽²⁾
2nd Quarter.....	5,687 ⁽²⁾	5,779 ⁽²⁾	47,646 ⁽²⁾
July.....	2,147	2,191	18,455 ⁽²⁾
August.....	1,820 ⁽²⁾	1,839 ⁽²⁾	15,594 ⁽²⁾
September.....	1,356 ⁽²⁾	1,384 ⁽²⁾	11,374 ⁽²⁾
3rd Quarter.....	5,323 ⁽²⁾	5,414 ⁽²⁾	45,423 ⁽²⁾
October.....	1,717 ⁽²⁾	1,743 ⁽²⁾	14,553 ⁽²⁾
November.....	1,152 ⁽²⁾	1,166 ⁽²⁾	9,964 ⁽²⁾
December.....	1,100	1,127	9,503
4th Quarter.....	3,969	4,036	34,020
Total, 1952.....	18,128	18,446	153,498
1953			
January ⁽³⁾	729	732	6,181
February ⁽³⁾	1,293	1,293	11,031
Total Gross Loans, October, 1951 — February, 1953.....	20,694	21,032	175,141

(1) Figures shown are gross, i.e. total loans approved with no allowance for cancellations, reinstatements and adjustments.

(2) Revised.

(3) Preliminary.

TABLE 22. — LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN, CANADA, 1951 AND 1952.

Type of Loan	1951					1952				
	Number of Loans	Number of Dwellings	Amount of Loans (\$000)	Average Loan per Dwelling \$		Number of Loans	Number of Dwellings	Amount of Loans (\$000)	Average Loan per Dwelling \$	
<i>Housing for Home Ownership</i>										
Defence worker housing	—	—	—	—		63	64	516	8,060	
Loans to home owners	167	167	1,527	9,145		1,745	1,745	16,269	9,323	
Loans to builders for sale	—	—	—	—		—	—	—	—	
Non-defence worker housing	4,530	4,647	31,284	6,732		5,616	5,730	42,836	7,476	
Loans to home owners	—	—	—	—		—	—	—	—	
Loans to builders for sale	53	53	367	6,921		—	—	—	—	
Integrated housing	12,777	13,299	94,449	6,952		17,255	17,710	145,151	8,196	
Other	—	—	—	—		—	—	—	—	
Defence and non-defence Worker housing	4,530	4,647	31,284	6,732		5,679	5,794	43,352	7,482	
Loans to home owners	12,997	13,519	94,343	6,979		19,000	19,455	161,420	8,297	
Loans to builders for sale	—	—	—	—		—	—	—	—	
Sub-total	17,527	18,166	125,627	6,915		24,679	25,249	204,772	8,110	
<i>Housing for Rental Purposes</i>										
Rental insurance	—	—	—	—		5	780	4,967	6,368	
Defence worker housing	28	1,213	7,640	6,299		48	2,827	16,626	5,881	
Non-defence worker housing	—	—	—	—		—	—	—	—	
Non-defence worker housing	342	3,441	18,154	5,273		532	6,721	34,567	5,143	
Loans to individuals	1	8	48	6,000		—	—	—	—	
Primary industries	6	174	953	5,477		10	841	5,612	6,673	
Limited Dividend Corporation	—	—	—	—		—	—	—	—	
Sub-total	377	4,836	26,795	5,538		595	11,169	61,772	5,531	
Total Gross Loans	17,904	23,002	152,422	6,625		25,274	36,418	266,544	7,320	
Cancellations, adjustments and reinstatements	2,987	3,709	28,760	—		1,556	2,095	17,461	—	
Total Net Loans	14,917	19,293	123,662	6,409		23,718	34,323	249,083	7,257	

TABLE 23 — LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, (1) ANALYSIS OF GROSS LOANS APPROVED, SHOWING NUMBER AND AMOUNT OF LOANS, NUMBER OF DWELLINGS, AVERAGE ESTIMATED COST, LENDING VALUE, AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF DWELLING, CANADA, 1951 AND 1952

Type of Dwelling	Number of Loans	Number of Dwellings	Amount of Loans (\$000)	Average Estimated Costs					Average		
				Land	Con-struction	Other	Total	Lending Value	Loan	Finished Floor Area	Con-struction Cost per Sq. Ft.
				\$	\$	\$	\$	\$	\$	(Sq. Ft.)	\$
1951											
Single 1-Storey	9,761	9,761	66,601	1,030	9,412	320	10,762	8,556	6,823	1,030	9.13
Single 1½-Storey	3,228	3,228	23,884	1,101	9,650	347	11,098	9,133	7,399	1,231	7.83
Unfinished	1,438	1,438	9,314	870	8,569	254	9,693	8,000	6,477	842 ⁽²⁾	6.57
Single 2-Storey	1,836	1,836	14,340	1,192	11,038	424	12,654	10,010	7,810	1,304	8.09
Semi-Detached	651	666	4,890	966	9,473	382	10,821	8,977	7,343	1,208	7.84
Duplex	215	436	2,176	628	7,571	263	8,462	6,315	4,991	1,083	6.99
Triplex	40	120	544	640	7,334	313	8,287	5,784	4,536	1,001	7.33
Double Duplex	491	996	5,454	782	7,885	322	8,989	6,914	5,476	1,095	7.20
Row House	5	145	7,794	374	7,071	219	7,664	6,670	5,473	983	7.19
Apartment	232	4,194	23,425	574	6,980	576	8,130	6,934	5,580	882	7.91
Total	17,897	22,820	151,422	933	8,952	375	10,260	8,295	6,634	1,055	8.25
1952											
Single 1-Storey	16,015	16,015	128,831	1,180	9,642	373	11,195	10,547	8,044	1,025	9.41
Single 1½-Storey	4,361	4,361	37,316	1,225	9,779	436	11,440	10,531	8,557	1,195	8.18
Unfinished	1,445	1,445	11,166	1,071	8,946	294	10,311	9,969	7,727	841 ⁽²⁾	6.80
Single 2-Storey	1,674	1,674	15,133	1,193	11,180	472	12,845	12,057	9,040	1,335	8.37
Semi-Detached	650	672	6,044	1,220	10,292	518	12,030	11,373	8,994	1,196	8.60
Duplex	212	424	2,279	754	7,902	300	8,956	7,433	5,375	1,086	7.28
Triplex	62	186	872	793	7,542	283	8,618	5,952	4,688	965	7.81
Double Duplex	321	710	4,172	741	7,786	304	8,831	7,738	5,878	1,039	7.49
Row House	64	236	1,408	608	7,735	148	8,491	8,099	5,965	985	7.84
Apartment	460	9,854	53,711	557	6,559	544	7,660	6,275	5,451	876	7.49
Total	25,264	35,577	260,932	987	8,770	426	10,183	9,280	7,334	1,045	8.24

(1) Excluding loan approvals under Sections 9 and 9a.

(2) Total floor area including unfinished portion averaged 1,304 sq. ft. in 1951 and 1,314 sq. ft. in 1952.

TABLE 24.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA,
APRIL, 1946 — 1952.

Period	Number of Loans	Number of New Dwellings	Amount \$	Average Loan per New Dwelling \$
1946	25	48	76,315	1,590
1947	11	16	30,775	1,923
1948	3	4	7,000	1,750
1949	0	—	—	—
1950	1	2	5,000	2,500
1951	0	—	—	—
1952				
1st Quarter	1	1	3,000	3,000
2nd Quarter	1	1	3,000	3,000
3rd Quarter	0	—	—	—
4th Quarter	1	2	5,000	2,500
Total, 1952	3	4	11,000	2,750
Total, April, 1946 — December, 1952	43	74	130,090	1,758

TABLE 25.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, NET NUMBER OF PROJECTS, DWELLINGS AND TOTAL ESTIMATED COST, APPROVED WITH LOANS UNDER THE N.H.A. AND WITH CONVENTIONAL LOANS, CANADA, JULY, 1948 — 1952.

Period	With Loans Under The N.H.A.			With Conventional Loans			Total		
	Number of Projects	Number of Units	Estimated Cost (\$000)	Number of Projects	Number of Units	Estimated Cost (\$000)	Number of Projects	Number of Units	Estimated Cost (\$000)
1948	1	50	303	35	1,938	14,182	36	1,988	14,485
1949	58	6,158	41,443	60	1,562	12,425	118	7,720	53,868
1950	33	3,337	24,037	21	974	7,787	54	4,311	31,824
1951	11 ⁽¹⁾	337	3,298 ⁽¹⁾	4	412	3,334	15 ⁽¹⁾	749	6,632 ⁽¹⁾
1952									
January	1	40	325	—	—	—	1	40	325
February	1	55	441	—	44	353	1	99	794
March	3	348	2,790	—	—	—	3	348	2,790
1st Quarter	5	443	3,556	—	44	353	5	487	3,909
April	4	330	2,487	1	30	230	5	360	2,717
May	5	530	4,421	1	16	113	6	546	4,534
June	11	709	5,898	—1	—30	—233 ⁽¹⁾	10	679	5,665 ⁽¹⁾
2nd Quarter	20	1,569	12,806	1	16	110 ⁽¹⁾	21	1,585	12,916 ⁽¹⁾
July	7	380	2,941 ⁽¹⁾	1	32	221	8	412	3,162 ⁽¹⁾
August	4	287	2,104	1	24	166	5	311	2,270
September	2 ⁽¹⁾	136 ⁽¹⁾	1,113 ⁽¹⁾	— ⁽¹⁾	— ⁽¹⁾	— ⁽¹⁾	2	136	1,113 ⁽¹⁾
3rd Quarter	13 ⁽¹⁾	803 ⁽¹⁾	6,158 ⁽¹⁾	2 ⁽¹⁾	56 ⁽¹⁾	387 ⁽¹⁾	15	859	6,545 ⁽¹⁾
October	3	204	1,645	3	147	1,127	6	351	2,772
November	1	24	1,175	1	86	876	2	110	1,051
December	4	109	978	—	—	—	4	109	978
4th Quarter	8	337	2,798	4	233	2,003	12	570	4,801
Total, 1952	46	3,152	25,318	7	349	2,853	53	3,501	28,171
Total, July, 1948 — December, 1952	149	13,034	94,399	127	5,235	40,581	276	18,269	134,980

(1) Revised.

TABLE 26.— OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT PER UNIT, FOR GROSS PROJECTS APPROVED, CANADA, 1948 — 1952.

Period	Number of Rooms	Floor Area (Sq. Ft.)	Estimated Cost \$	Maximum Monthly Rent \$
1948	3.9	878	7,266	80.93
1949	4.1	904	7,101	70.55
1950	4.1	902	7,018	67.81
1951				
1st Quarter	3.6	886	8,145	79.22
2nd Quarter	3.7	879	9,571	85.03
3rd Quarter	—	—	—	—
4th Quarter	3.7	825	7,720	76.94
Annual Average	3.6	868	8,558	80.76
1952				
January	3.9	1,011	8,134	89.50
February	3.5	898	8,023	80.50
March	4.2	929	8,003	81.75
1st Quarter	4.1	929	8,012	82.00
April	4.1	941	7,548	69.50
May	4.8	1,052	8,487	89.08
June	3.9	882	8,309	86.34
2nd Quarter	4.2	946	8,142	82.77
July	3.8	946	7,731	77.54
August	3.7	899	7,270	75.20
September	5.0	865	8,022	75.87
3rd Quarter	4.0	919	7,557	76.40
October	4.0	885	7,928	90.10
November	4.9	980	9,558	92.43
December	3.9	934	8,380	88.49
4th Quarter	4.1	915	8,325	89.97
Annual Average	4.1	939	8,057	83.09
Average, July, 1948— December, 1952	4.0	903	7,277	73.91

TABLE 27.—FEDERAL-PROVINCIAL HOUSING OPERATIONS UNDER SECTION 35 OF THE
NATIONAL HOUSING ACT, 1944, CANADA,
1950 — 1952.

Period	Number of Projects for Which Contracts Awarded	Number of Dwellings			
		For Which Contracts Awarded	Started	Completed	Under Construction (at End of Period)
1950	1	140	140	—	140
1951					
1st Quarter	—	—	—	8	132
2nd Quarter	1	88	4	76	60
3rd Quarter	—	—	84	56	88
4th Quarter	2	355	103	—	191
Total, 1951	3	443	191	140	—
1952					
January	—	—	52	—	243
February	—	—	45	12	276
March	—	—	26	28	274
1st Quarter	—	—	123	40	—
April	1	162	18	28	264
May	4	215	53	20	297
June	—	—	237	17	517
2nd Quarter	5	377	308	65	—
July	4	270	223 ⁽¹⁾	26	714 ⁽¹⁾
August	—	—	169	40	843 ⁽¹⁾
September	7	507	223 ⁽¹⁾	60	1,006 ⁽¹⁾
3rd Quarter	11	777	615 ⁽¹⁾	126	—
October	1	70	209	86	1,129
November	—	—	140	64	1,205
December	1	200	32	45	1,192
4th Quarter	2	270	381	195	—
Total, 1952	18	1,424	1,427	426	—
Total, 1950 — December, 1952	22	2,007	1,758	566	—

(1) Revised.

TABLE 28. — FEDERAL-PROVINCIAL LAND ASSEMBLY OPERATIONS
UNDER SECTION 35 OF THE NATIONAL HOUSING ACT, 1944,
CANADA, 1950 — 1952.

Period	Projects Approved			Number of Lots Sold ⁽¹⁾
	Number of Projects	Number of Acres	Number of Lots	
1950	5	648	2,257	—
1951	8	1,287	4,902	175
1952				
1st Quarter	2	28	187	—
2nd Quarter	1	301	2,170	—
3rd Quarter	3	548	1,539	—
4th Quarter	1	95	475	—
Total, 1952	7	972	4,371	418 ⁽²⁾
Total, 1950 — 1952 ⁽³⁾	20	2,907	11,530	592

(1) Includes acceptances of offers to purchase.

(2) Quarterly data not available.

(3) These totals differ from those shown in Table 20 of the *Annual Report C.M.H.C.*, 1952 because of subsequent adjustments in the number of lots available for housing.

TABLE 29.—EXPENDITURES UNDER SECTION 35 OF THE NATIONAL HOUSING ACT, 1944,
CANADA, 1950—1952.

Period	Expenditures (\$000) ⁽¹⁾								
	Rental Housing Projects			Land Assembly Projects			Combined Housing and Land Assembly Projects		
	Housing and Improvements	Land Acquisition	Total	Improvements	Land Acquisition	Total	Housing and Improvements	Land Acquisition	Total
1950	517.3	—	517.3	85.2	193.9	279.1	—	—	—
1951									
1st Quarter	201.5	—	201.5	13.9	91.9	105.8	—	—	—
2nd Quarter	185.5	—	185.5	66.4	3.5	69.9	—	—	—
3rd Quarter	269.8	—	269.8	254.4	53.2	307.6	—	—	—
4th Quarter	494.3	40.1	534.4	300.9	1.5	302.4	27.7	110.4	138.1
Total, 1951	1,151.1	40.1	1,191.2	635.6	150.1	785.7	27.7	110.4	138.1
1952									
1st Quarter	633.5	51.5	685.0	47.1	43.6	90.7	1.1	23.4	24.5
2nd Quarter	714.3	—	714.3	90.2	211.9	302.1	3.9	—	3.9
3rd Quarter	2,249.1	4.7	2,253.8	218.0	160.7	378.7	30.9	26.5	57.4
4th Quarter	5,404.2	3.0	5,407.2	230.8	114.6	345.4	309.4	24.1	333.5
Total, 1952	9,001.1	59.2	9,060.3	586.1	530.8	1,116.9	345.3	74.0	419.3

(1) Includes both Federal and Provincial share of expenditures.

TABLE 30.—LAND ASSEMBLY PROJECTS UNDER SECTION 11B OF THE NATIONAL HOUSING ACT, 1944,
CANADA, 1947 — 1952.

Progress of Land Assembly Projects										
Period	Started			Improvements Completed				Under Construction (At End of Period)		Total Expenditure (\$'000)
	Number of Projects	Number of Lots	Number of Acres	Number of Projects	Number of Lots			Number of Projects	Number of Lots	
					Completed	Sold or Optioned	Not Optioned or Sold (At End of Period)			
1947	4	910	199	—	—	—	—	4	910	—
1948	1	91	11	—	—	—	—	5	1,001	—
1949	1	534	150	—	872	663	663	6	663	1,141.0 ⁽¹⁾
1950	1	417	90	3	1,080	452	452	4	452	392.1
1951	—	—	—	—	—	350	350	4	350	60.3
1st Quarter	—	—	—	—	92	284	284	4	284	33.7
2nd Quarter	—	—	—	—	—	233	233	4	233	239.3
3rd Quarter	—	—	—	—	—	219	219	4	219	196.9
4th Quarter	—	—	—	—	—	—	—	—	—	530.2
Total, 1951	—	—	—	—	223	—	—	—	—	—
1952	—	—	—	—	—	216	216	4	216	6.4
1st Quarter	—	—	—	—	3	212	212	3	212	40.8
2nd Quarter	—	—	—	1	4	114	114	2	114	5.1
3rd Quarter	—	—	—	1	98	64	64	2	64	2.8
4th Quarter	—	—	—	—	50	—	—	—	—	—
Total, 1952	—	—	—	—	155	—	—	—	—	55.1

(1) Includes expenditures made in 1947 and 1948.

TABLE 31.— VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, ⁽¹⁾ NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURE, CANADA, 1941 — 1952.

Period	Number of Dwellings			Expenditure (\$000)			
	Started	Completed	Under Construction (At End of Period)	Housing	Supplementary Buildings	Land, Improvements and Other Outlay	Total
1941—1945 ⁽²⁾	23,704	18,774	4,930	60,941	13,779	16,671	91,391
1946	6,133	6,997	4,066	34,314	47	2,179	36,540
1947	6,709	5,421	5,354	26,701	21	1,893	28,615
1948	8,199	6,934	6,619	49,180	39	4,165	53,384
1949	4,916	7,804	3,731	38,635	160	3,978 ⁽³⁾	42,773
1950	1,023	3,841	913	12,945	0	3,199 ⁽³⁾	16,144
1951							
1st Quarter	0	292	621	659	0	177	836
2nd Quarter	0	183	438	487	0	326	813
3rd Quarter	0	108	330	529	0	779	1,308
4th Quarter	8	124	214	720	0	700	1,420
Total, 1951	8	707	—	2,395	0	1,982 ⁽³⁾	4,377
1952							
January	42	84	172	61	0	29	90
February	68	79	161	107	0	13	120
March	76	28	209	237	0	27	264
1st Quarter	186	191	—	405	0	69	474
April	95	0	304	314	0	24	338
May	28	10	322	364	0	71	435
June	54	12	364	308	0	112	420
2nd Quarter	177	22	—	986	0	207	1,193
July	36	0	400	209	0	183	392
August	44	2	442	13	0	123	136
September	62	12	492	224	0	102	326
3rd Quarter	142	14	—	446	0	408	854
October	74	23	543	352	0	132	484
November	27	69	501	305	0	512	817
December	2	51	451	857	0	147	1,004
4th Quarter	103	143	—	1,514	0	791	2,305
Total, 1952	608	370	—	3,351	0	1,475	4,826
Total, April, 1941 — December, 1952	51,300	50,848	—	228,462	14,046	35,542	278,050

(1) Operations during 1941—1947 conducted by Wartime Housing Limited.

(2) Covers war workers' housing built between April, 1941 and December 31, 1945.

(3) Excluding \$1,255,000 expended in 1949, \$1,148,000 expended in 1950 and \$740,367 expended in 1951 recoverable from municipalities.

TABLE 32.—PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION,
NUMBER OF RENTAL UNITS UNDER ADMINISTRATION, AND PER CENT VACANT,
BY TYPE OF UNIT, CANADA, 1947 — JANUARY, 1953.

As at End of Month	Units in New Structures						Home Conversion Plan		All Units	
	Single Units		Multiple Units		Total		Number of Units	Per cent Vacant	Number of Units	Per cent Vacant
	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant				
1947 June December	28,074 30,392	.5 .6	42 799	— .1	28,116 31,191	.5 .6	2,098 2,079	— —	30,214 33,270	.5 .5
1948 June December	33,260 33,900	.8 .3	1,142 1,388	— .1	34,402 35,288	.7 .3	2,013 1,827	— —	36,415 37,115	.7 .3
1949 June December	37,461 38,367	.6 .4	1,642 1,768	.7 .3	39,103 40,135	.6 .4	1,512 1,213	.9 .8	40,615 41,348	.7 .4
1950 June December	38,667 36,002	.4 .6	1,768 1,767	.7 .5	40,435 37,769	.1 .7	975 745	3.1 .9	41,410 38,514	.4 .6
1951 June December	28,649 22,689	.5 .5	1,760 1,760	1.1 .3	30,409 24,449	.5 .5	453 225	.6 —	30,862 24,674	.5 .4
1952 January February March	22,418 22,101 21,792	.5 .4 .4	1,760 1,760 1,760	.3 .3 .3	24,178 23,861 23,552	.5 .4 .4	165 156 93	.6 1.2 —	24,343 24,017 23,645	.5 .4 .4
April May June	21,330 20,656 20,034	.3 .4 .3	1,760 1,760 1,763	.3 .7 .7	23,090 22,416 21,797	.4 .5 .3	75 46 34	1.3 — —	23,165 22,462 21,831	.4 .4 .3
July August September	19,663 19,288 18,892	.3 .4 .3	1,763 1,763 1,763	.9 .7 .6	21,426 21,051 20,655	.4 .4 .3	23 15 8	— — —	21,449 21,066 20,663	.4 .4 .3
October November December	18,159 17,971 17,838	.2 .2 .2	1,762 ⁽¹⁾ 1,762 1,762	.4 .6 .3	19,921 19,733 19,600	.2 .2 .2	8 8 —	25.0 ⁽¹⁾ 25.0 —	19,929 19,741 19,600	.2 .2 .2
1953 January	17,720	.1	1,762	.3	19,482	.2	—	—	19,482	.2

(1) Revised.

TABLE 33.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ NUMBER OF DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, 1949 — 1952.

Period	Number of Dwellings ⁽²⁾			Actual Expenditures (\$'000)		
	Started	Completed	Under Construction (At End of Period)	Housing	Land Improvements and Other Outlay	Total
1949	2,786	20	2,744	10,513	1,272	11,785
1950	3,436	2,578	3,624	23,961	4,485	28,446
1951						
1st Quarter	13	804	2,833	4,820	817	5,637
2nd Quarter	655	523	2,965	3,565	425	3,990
3rd Quarter	550	684	2,831	5,379	1,170	6,549
4th Quarter	214	628	2,417	6,701	1,803	8,504
Total, 1951	1,432	2,639	—	20,465	4,215	24,680
1952						
January	110	420	2,107	274	160	434
February	115	391	1,831	1,291	256	1,547
March	134	231	1,734	3,073	360	3,433
1st Quarter	359	1,042	—	4,638	776	5,414
April	216	241	1,709	364	21	385
May	413	240	1,882	1,432	229	1,661
June	246	87	2,041	1,529	336	1,865
2nd Quarter	875	568	—	3,325	586	3,911
July	340	65	2,316	3,053	734	3,787
August	219	96 ⁽³⁾	2,439 ⁽³⁾	2,425	869	3,294
September	460	225 ⁽³⁾	2,674 ⁽³⁾	2,088	968	3,056
3rd Quarter	1,019	386 ⁽³⁾	—	7,566	2,571	10,137
October	175	182	2,667	2,370	838	3,208
November	120	237	2,540	1,878	815	2,693
December	25	121	2,453	2,172	1,057	3,229
4th Quarter	320	540	—	6,420	2,710	9,130
Total, 1952	2,573	2,536	—	21,949	6,643	28,592

(1) The construction operations in respect of the 1949 program of Armed Service Married Quarters are being conducted by the Construction Division, C.M.H.C. on behalf of the Department of National Defence. For progress of 1947 and 1948 program see Table 33, *Housing in Canada*, First Quarter, 1952, p. 69.

(2) Not shown are 497 units in remote areas, 220 of which were completed in 1950 by the Construction Division, C.M.H.C. and 277 units completed in 1951 by Defence Construction Limited.

(3) Revised.

TABLE 34.— CONSTRUCTION OF NEW SCHOOLS BY CENTRAL MORTGAGE AND HOUSING CORPORATION FOR THE DEPARTMENT OF NATIONAL DEFENCE, NUMBER OF SCHOOLS FOR WHICH CONTRACTS HAVE BEEN AWARDED, STARTED AND COMPLETED, AND EXPENDITURES, CANADA, 1950 — 1952.

Period	Number of Schools				Total Expenditure (\$000)		
	For which Contracts Awarded	Started	Completed	Under Construction (at end of Period)	Schools	Land Acquisition and Other Outlay	Total
1950	20	19	—	19	1,665	18	1,683
1951							
1st Quarter	1	2	—	21	1,706	16	1,722
2nd Quarter	—	—	—	21	1,193	12	1,205
3rd Quarter	—	—	4	17	1,545	54	1,599
4th Quarter	2	2	1	18	1,205	165	1,370
Total, 1951	3	4	5	—	5,649	247	5,896
1952							
1st Quarter	—	—	8	10	357	30	387
2nd Quarter	1	—	2	8	104	41	145
3rd Quarter	1	—	2	6	218	140	358
4th Quarter	—	2	3	5	107	143	250
Total, 1952	2	2	15	—	786	354	1,140

TABLE 35.—HOUSING OPERATIONS AND OTHER CONSTRUCTION OPERATIONS BY DEFENCE CONSTRUCTION LIMITED,
CANADA, NOVEMBER, 1950 — JANUARY, 1953.

Period	Residential Construction				Other Construction			Total		
	Number of Dwellings			Expenditure (\$000)	Contracts Awarded		Expenditure (\$000)	Contracts Awarded ⁽¹⁾		Expenditure (\$000)
	For Which Contracts Awarded	Started	Completed		Number	Amount (\$000)		Number	Amount (\$000)	
Prior to Nov. 1950 ²	315	— ⁽³⁾	— ⁽³⁾	3,748	123	37,880	16,452	123	43,380	20,200
Nov.—Dec., 1950	160	— ⁽³⁾	0	327	26	11,403	944	26	11,454	1,271
Total, 1950	475	— ⁽³⁾	— ⁽³⁾	4,075	149	49,283	17,396	149	54,834	21,471
1951										
1st Quarter	550	168	—	1,907	46	11,094	6,585	46	20,526	8,492
2nd Quarter	105	208	—	5,033	85	61,610	8,415	85	62,617	13,448
3rd Quarter	4	194	36	3,461	115	46,213	22,537	115	46,458	25,998
4th Quarter	165	208	47	2,738	116	37,960	36,086	116	39,754	38,824
Total, 1951	824	778 ⁽⁴⁾	83 ⁽⁵⁾	13,139	362	156,877	73,623	362	169,355	86,762
1952										
January	—	—	38	805	25	6,917 ⁶	10,899	25	6,917 ⁶	11,247 ⁶
February	—	—	49	277	22	11,287	11,571	22	11,287	11,848
March	—	29	24	598	43	21,519	12,425	43	21,519	13,024 ⁶
1st Quarter	—	29	111	1,680	90	39,723 ⁶	34,895	90	39,723 ⁶	36,119 ⁶
April	—	15	32	185	28	20,363	15,174	28	20,363	15,369 ⁶
May	40	89	79	685	46	8,472 ⁶	10,351	46	8,472	11,036
June	—	41	39	702	29	5,401	14,222	29	5,401 ⁶	14,924
2nd Quarter	40	145	150	1,572	103	34,236 ⁶	39,747	103	34,236 ⁶	41,329 ⁶
July	—	115	31	718	31	17,280	12,290	31	17,280	13,008
August	—	33	26	165	27	17,610	11,161	27	17,610	11,326
September	—	6 ⁽⁶⁾	39	418	38	19,694	13,819	38	19,694	14,237
3rd Quarter	—	154 ⁽⁶⁾	96	1,301	96	54,584	37,270	96	54,584	38,571
October	—	2	82	835 ⁽⁶⁾	65	24,589	24,697	65	24,589	25,499
November	—	—	30	540	37	8,068	7,528	37	8,068	16,900
December	—	—	157	686	37	8,909	8,223	37	8,909	18,342
4th Quarter	—	2	269	2,061	139	41,566	39,505	139	41,566	60,741
Total, 1952	40	334	626	6,614	428	168,109	161,495	428	168,109	176,760
1953										
January	—	—	—	351	27	6,612	10,196	27	6,612	10,547
Total, November, 1950—Jan., 1953	1,024	1,108	709	20,408	843	380,881	237,123	843	398,910	275,786

(1) Data shown are net of cancellations, reinstatements and adjustments.

(2) Data represent number and value of contracts taken over from Canadian Commercial Corporation.

(3) Not yet available.

(4) Includes 374 units started in defence projects which are in addition to starts shown in Table 21, *Annual Report, 1951*, C.M.H.C. p. 87. The remaining 404 units were started in remote areas.

(5) Represents units completed in remote areas, 20 of which were in Manitoba and 63 in the Yukon. Excluded are 277 units completed in remote areas as shown in Table 33, *Housing in Canada*, First Quarter, 1952, p. 69.

(6) Revised.

TABLE 36.—HOUSING OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION FOR THE DEPARTMENT OF DEFENCE PRODUCTION,
NUMBER OF CONTRACTS AWARDED AND DWELLINGS FOR WHICH CONTRACTS HAVE BEEN AWARDED, NUMBER OF DWELLINGS
STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, 1951 — 1952.

Period	Contracts Awarded		Number of Dwellings			Expenditures (\$000)		
	Number	Number of Dwellings	Started	Completed	Under Construction (At end of Period)	Construction	Land and Other Outlay	Total
1951								
1st Quarter	—	—	—	—	—	—	—	—
2nd Quarter	1	65	15	—	15	—	—	—
3rd Quarter	2	65	65	—	80	—	—	—
4th Quarter	—	—	11	32	59	535	49	584
Total, 1951	3	130	91	32	—	535	49	584
1952								
1st Quarter	—	—	22	16	65	571	2	573
2nd Quarter	—	—	17	6	76	193	2	195
3rd Quarter	—	—	—	76 ⁽¹⁾	— ⁽¹⁾	153	15	168
4th Quarter	—	—	—	—	—	45	53	98
Total, 1952	—	—	39	98	—	962	72	1,034

(1) Revised.

TABLE 37.— CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,
NUMBER OF NEW DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND
EXPENDITURE, CANADA, SEPTEMBER 23, 1943 — 1952.

Period	Number of Dwellings			Expenditure on Dwellings Completed, Current Construction, Repairs and Other Services (\$000)
	Started	Completed	Under Construction (At End of Period)	
Sept. 23, 1943 — Dec. 31, 1946	4,794	2,529	2,265	24,413
1947	1,963	1,978	2,250	15,348
1948	1,884	1,932	2,202	12,636
1949	2,483	2,062	2,623	12,617
1950	2,311	2,149	2,785	12,330
1951				
1st Quarter	151	586	2,350	3,033
2nd Quarter	484	439	2,395	1,525
3rd Quarter	671	489	2,577	3,085
4th Quarter	539	651	2,465	3,493
Total, 1951	1,845	2,165	—	11,136
1952				
1st Quarter	90	552	2,003	1,967
2nd Quarter	279	347	1,935	1,143
3rd Quarter	555	380	2,110	2,510
4th Quarter	354	365	2,099	2,691
Total, 1952	1,278	1,644	—	8,311
Total, 1943 — Dec., 1952	16,558	14,459	—	96,791

TABLE 38.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,
1929 — 1952.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans (\$'000)	Number of Loans	Amount of Loans (\$'000)	Number of Loans	Amount of Loans (\$'000)	Number of Loans ⁽¹⁾	Amount of Loans (\$'000)
May 1, 1929— Mar. 31, 1945	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	26,832	54,694
1945 ⁽³⁾	53	48	25	10	794	1,973	804	2,031
1946	57	49	49	25	1,299	3,311	1,309	3,386
1947	57	58	49	18	1,222	3,191	1,227	3,267
1948	62	85	145	66	1,813	4,663	1,828	4,814
1949	86	148	162	73	1,958	5,158	1,989	5,379
1950	71	123	161	62	1,884	4,763	1,905	4,948
1951								
1st Quarter	8	16	16	5	218	581	220	602
2nd Quarter	13	33	17	10	276	832	281	875
3rd Quarter	32	66	36	20	526	1,450	536	1,535
4th Quarter	11	21	20	8	494	1,423	495	1,452
Total, 1951	64	136	89	43	1,514	4,286	1,532	4,464
1952								
January	1	3	1	2	81	239	83	245
February	0	0	1	2	41	123	41	125
March	1	4	0	0	34	97	35	101
1st Quarter	2	7	2	4	156	459	159	471
April	1	5	1	2	32	101	34	107
May	4	15	13	15	122	404	127	434
June	3	9	20	11	199	595	201	616
2nd Quarter	8	29	34	28	353	1,100	362	1,157
July	9	19	22	15	170	495	171	529
August	4	9	16	9	164	521	166	539
September	5	10	14	8	175	578	176	596
3rd Quarter	18	38	52	32	509	1,594	513	1,664
October	4	5	2	2	154	537	155	544
November	4	12	16	11	171	585	171	608
December	2	4	4	3	183	611	184	618
4th Quarter	10	21	22	16	508	1,733	510	1,770
Total, 1952	38	95	110	80	1,526	4,886	1,544	5,062
Total, 1929— Dec., 1952	—	—	—	—	—	—	38,970	88,045

(1) Because the loan on a single mortgage may be applied for several purposes, the number of loans referred to in the total column has reference to the number of applications approved and consequently is at variance with a total of the number of loans shown in the other three columns.

(2) Not available.

(3) Covers period April 1 to December 31.

TABLE 39.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,
CANADA, MARCH, 1945 — 1952.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)
1945	232	259	246	145	3,833	2,978	4,311	3,382
1946	375	408	351	237	12,304	9,235	13,030	9,880
1947	387	488	448	333	21,211	17,340	22,046	18,161
1948	328	448	524	434	29,579	28,449	30,431	29,331
1949	434	656	919	796	43,422	44,427	44,775	45,879
1950	511	798	967	850	57,491	61,774	58,969	63,422
1951								
1st Quarter	103	176	159	154	8,645	9,433	8,907	9,763
2nd Quarter	217	347	380	377	24,645	24,914	25,242	25,638
3rd Quarter	179	280	351	338	25,493	31,638	26,023	32,256
4th Quarter	88	141	265	228	14,539	17,301	14,892	17,670
Total, 1951	587	944	1,155	1,097	73,322	83,286	75,064	85,327
1952								
January	11	20	52	49	2,871	3,401	2,934	3,470
February	24	36	50	44	3,573	4,140	3,647	4,220
March	12	22	77	80	5,208	5,837	5,297	5,939
1st Quarter	47	78	179	173	11,652	13,378	11,878	13,629
April	51	83	93	103	11,503	12,270	11,647	12,456
May	60	109	144	137	8,597	9,190	8,801	9,436
June	88	143	177	174	6,046	6,498	6,311	6,815
2nd Quarter	199	335	414	414	26,146	27,958	26,759	28,707
July	79	143	190	179	7,942	9,420	8,211	9,742
August	74	117	118	109	13,902	19,258	14,094	19,484
September	47	83	100	101	7,650	10,105	7,797	10,289
3rd Quarter	200	343	408	389	29,494	38,783	30,102	39,515
October	44	64	121	110	6,460	7,617	6,625	7,791
November	43	89	97	84	4,441	4,905	4,581	5,078
December	30	47	107	108	3,254	3,418	3,391	3,573
4th Quarter	117	200	325	302	14,155	15,940	14,597	16,442
Total, 1952	563	956	1,326	1,278	81,447	96,059	83,336	98,293
Total, 1945 — Dec., 1952	3,417	4,957	5,936	5,170	322,609	343,548	331,962	353,675

TABLE 40.— OPERATIONS UNDER THE QUEBEC HOUSING ACT, ⁽¹⁾ NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF DWELLINGS INVOLVED, AND PROVINCIAL COMMITMENTS, JANUARY, 1948 — 1952.

Period	Loans Approved		Provincial Commitment		Number of Dwellings
	Number	Amount (\$000)	Total (\$000)	Average per Loan \$	
January, 1948 — December, 1949	2,175	11,546	3,554	1,634	2,527
1950	4,184	25,494	7,783	1,860	4,912
1951					
1st Quarter	1,732	12,107	3,744	2,162	2,110
2nd Quarter	1,247	9,141	2,677	2,146	1,611
3rd Quarter	838	6,222	1,875	2,237	1,030
4th Quarter	1,422	9,863	2,939	2,067	1,686
Total, 1951	5,239	37,333	11,235	2,144	6,437
1952					
January	397	2,905	837	2,108	461
February	625	4,351	1,402	2,243	723
March	1,365	9,399	2,882	2,111	1,522
1st Quarter	2,387	16,655	5,121	2,145	2,706
April	231	1,595	437	1,894	271
May	255	1,695	442	1,733	304
June	197	1,253	330	1,676	230
2nd Quarter	683	4,543	1,209	1,768	805
July	114	775	238	2,088	133
August	122	580	138	1,131	145
September	145	727	188	1,297	162
3rd Quarter	381	2,082	564	1,480	440
October	347	2,087	551	1,588	395
November	84	361	24	286	100
December	114	639	95	833	129
4th Quarter	545	3,087	670	1,229	624
Total, 1952	3,996	26,367	7,564	1,893	4,575
Total, January, 1948 — December, 1952	15,594	98,940	30,136	1,924	18,451

(1) An act to Improve Housing Conditions, Chapter 6, 12 George VI, *Statutes of the Province of Quebec*, as amended.

SECTION 4
REAL ESTATE LENDING

TABLE 41.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN,
CANADA, 1947 — 1952.

Period	Non-Farm Residential Real Estate						Other Non-Farm Real Estate				Farms			Total
	New Construction			Existing Property			New Construction		Existing Property		Number of Loans	Amount of Loans (\$'000)		
	Number of Loans	Number of Dwellings	Amount of Loans (\$'000)	Number of Loans	Number of Dwellings	Amount of Loans (\$'000)	Number of Loans	Amount of Loans (\$'000)	Number of Loans	Amount of Loans (\$'000)				
1947	20,264	26,411	109,167	22,515	34,413	88,083	1,126	28,487	1,609	37,782	1,704	7,254	47,218	270,773
1948	29,635	37,436	173,604	24,539	38,320	98,878	1,213	35,279	1,961	45,087	1,738	7,275	59,086	360,123
1949	34,207	43,025	212,178	23,549	35,554	96,992	1,042	36,912	1,578	40,451	1,579	6,916	61,955	393,449
1950	45,824	55,358	310,157	25,825	37,844	116,152	1,023	47,617	1,728	42,335	1,550	7,068	75,950	523,329
1951 ⁽¹⁾	30,711	38,580	236,315	23,886	34,428	113,632	814	34,881	1,452	42,054	1,368	7,043	58,231	433,925
1952														
1st Quarter ⁽¹⁾	5,937	8,519	54,561	4,712	6,788	22,967	120	5,186	377	10,535	271	1,578	11,417	94,827
2nd Quarter ⁽¹⁾	9,576	12,530	84,519	6,751	9,571	32,868	182	10,333	396	10,294	364	1,876	17,269	139,890
3rd Quarter ⁽¹⁾	9,773	13,162	87,163	6,090	8,482	29,574	210	10,009	357	8,464	209	1,050	16,639	136,260
4th Quarter	8,317	11,564	75,453	5,540	7,991	29,124	222	9,352	414	10,556	326	1,902	14,819	126,387
Total, 1952	33,603	45,775	301,696	23,093	32,832	114,533	734	34,880	1,544	39,849	1,170	6,406	60,144	497,364

(1) Revised.

TABLE 42.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF DWELLING, CANADA, 1947—1952.

Period	Life Insurance Companies						Trust Companies						Loan Companies					
	Single Units			Multiple Units			Single Units			Multiple Units			Single Units			Multiple Units		
	Number of Loans	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)	
1947	14,365 ⁽¹⁾	67,724	1,301	6,055	20,463	893	3,093	129	412	860	2,973	11,657	340	1,214	3,300			
1948	20,912	108,562	2,103	8,149	32,355	1,643	7,802	112	409	922	3,762	15,322	450	1,432	3,484			
1949	24,311	136,737	1,959	8,865	36,435	1,836	8,982	81	258	755	4,504	19,235	515	1,583	3,577			
1950	35,516	223,003	2,538	10,311	46,165	1,347	6,892	179	491	1,362	4,870	22,819	643	1,895	5,534			
1951 ⁽²⁾	23,860	167,300	1,878	8,369	40,501	1,024	6,211	125	328	933	2,986	15,090	352	1,107	2,573			
1952 ⁽²⁾																		
1st Quarter	21,606	36,584	355	2,647	12,419	151	882	15	55	139	632	3,174	110	330	810			
2nd Quarter	7,509	60,380	469	2,823	13,837	235	1,529	34	79	297	1,085	5,881	154	688	1,956			
3rd Quarter	7,434	60,611	478	3,217	15,394	316	1,967	34	85	286	1,213	6,297	213	767	2,029			
4th Quarter	6,115	49,280	428	3,034	14,967	262	1,741	24	63	214	1,157	6,295	215	776	2,148			
Total, 1952	25,664	206,855	1,730	11,721	56,616	964	6,119	107	282	935	4,087	21,647	692	2,561	6,943			

(1) Includes one loan approved for 2 single units and one for 21 single units.

(2) Revised.

TABLE 42. — GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF DWELLING, CANADA, 1947 — 1952 — *Concluded.*

Period	Fraternal Societies ⁽¹⁾				Fire Insurance Companies				All Lending Institutions ⁽²⁾			
	Single Units		Multiple Units		Single Units		Multiple Units		Single Units		Multiple Units	
	Number of Loans	Amount (\$'000)	Number of Loans	Number of Units	Amount (\$'000)	Number of Loans	Number of Units	Amount (\$'000)	Number of Loans	Amount (\$'000)	Number of Loans	Number of Units
1947	103	549	143	355	1,313	2	37	171	18,336 ⁽³⁾	83,060	1,928	8,075
1948	380	2,134	256	684	2,757	4	26	240	26,701	133,846	2,943	10,735
1949	658	3,768	284	881	2,255	38	183	250	31,347	168,905	2,860	11,678
1950	545	3,065	161	348	1,156	18	101	60	42,296	255,880	3,528	13,062
1951 ⁽⁴⁾	272	1,687	210	630	1,998	4	22	—	28,146	190,310	2,565	10,434
1952 ⁽⁴⁾												
1st Quarter	45	282	23	53	271	0	—	—	5,434	40,922	503	3,085
2nd Quarter	70	460	19	40	175	1	4	—	8,900	68,254	676	3,630
3rd Quarter	45	221	36	78	321	2	19	19	9,010	69,115	763	4,152
4th Quarter	78	469	37	78	330	0	—	8	7,612	57,785	705	3,952
Total, 1952	238	1,433	115	249	1,098	3	23	27	30,956	236,077	2,647	14,814
												65,619

(1) Including mutual benefit societies and pension fund associations.

(2) The sum total of lending operations on single and multiple units by all lending institutions is shown in column 2 to 4 of Table 41.

(3) Includes one loan approved for 2 single units and one for 21 single units.

(4) Revised.

TABLE 43.—NUMBER OF MORTGAGES REGISTERED AND DISCHARGED AND REAL ESTATE TRANSFERS REGISTERED, GREATER TORONTO AREA AND PROVINCE OF ONTARIO, 1939 — 1952.

Period	Mortgages Registered		Mortgages Discharged		Real Estate Transfers Registered	
	Greater Toronto	Ontario	Greater Toronto	Ontario	Greater Toronto	Ontario
1939	7,329	27,973	6,480	25,087	12,019	65,259
1940	8,633	29,860	7,084	26,873	14,315	69,325
1941	11,841	36,387	8,646	32,065	17,877	80,766
1942	14,961	38,516	10,425	37,002	21,461	83,181
1943	13,401	37,045	11,307	41,638	20,105	87,489
1944	17,759	47,595	14,845	50,279	26,744	115,527
1945	17,638	52,517	17,667	57,539	28,231	132,533
1946	22,289	69,048	21,770	66,341	36,085	173,177
1947	24,095	73,543	22,485	64,744	32,762	151,005
1948	29,527	86,754	23,301	66,067	35,724	153,482
1949	39,093	104,403	25,483	68,336	39,887	156,283
1950	41,770	110,177	27,289	73,400	45,080	167,005
1951						
1st Quarter	8,792	23,173	6,373	17,220	10,062	37,259
2nd Quarter	12,510	32,947	8,028	21,677	13,507	49,950
3rd Quarter	10,360	27,305	6,659	17,751	10,479	38,723
4th Quarter	9,983	26,312	6,871	18,762	9,894	36,770
Total, 1951	41,645	109,737	27,931	75,410	43,942	162,702
1952						
1st Quarter	8,120	21,466	6,324	16,727	7,753	29,110
2nd Quarter	11,748	31,057	7,973	21,091	12,021	45,136
3rd Quarter	11,532	30,486	7,548	19,960	11,585	43,501
4th Quarter	11,791	31,171	8,709	23,030	12,195	45,790
Total, 1952	43,191	114,180	30,554	80,808	43,554	163,137

(1) Not yet available.

TABLE 44.— LOANS FOR BUILDING PURPOSES AND OTHER LOANS⁽¹⁾ MADE BY
CHARTERED BANKS, CANADA, 1939 — 1952.
(Millions of Dollars)

Year	Class of Loans					Building Loans as a Percentage of Total Loans
	Building	Agricultural	Financial	Manufacturing and Other	Total	
1939	45.8	268.4	220.0	609.3	1,143.5	4.0
1940	52.1	289.1	207.3	636.3	1,184.8	4.4
1941	50.4	340.3	214.1	670.3	1,275.1	4.0
1942	49.4	340.1	147.8	569.0	1,106.3	4.5
1943	45.5	295.8	166.8	569.7	1,077.8	4.2
1944	39.0	267.0	209.5	534.1	1,049.6	3.7
1945	47.6	180.8	337.3	573.8	1,139.5	4.2
1946	71.8	177.5	382.4	807.2	1,438.9	5.0
1947	93.9	215.2	347.8	1,281.3	1,938.2	4.8
1948	103.6	265.2	341.8	1,390.1	2,100.7	4.9
1949	113.3	374.5	394.5	1,526.1	2,408.4	4.7
1950	122.7	348.9	430.6	1,673.1	2,575.3	4.8
1951						
March	125.6	359.0	517.4	2,101.5	3,103.5	4.0
June	151.4	356.4	467.6	2,169.4	3,144.8	4.8
September	151.8	397.5	454.4	2,150.0	3,153.7	4.8
December	132.6	455.2	557.4 ⁽²⁾	1,991.9 ⁽²⁾	3,137.1	4.2
1952						
March	131.2	429.0	500.9	1,986.9	3,048.0	4.3
June	160.9	486.1	523.9	2,016.7	3,187.6	5.0
September	158.7	520.7	517.0	2,032.7	3,229.1	4.9
December	140.7	565.5	662.1	2,076.9	3,445.2	4.1

(1) Annual data for the period 1939–1946 refer to loans outstanding at the end of October, and at the end of September for the period 1947–1950.

(2) Revised.

SECTION 5
BUILDING MATERIALS

TABLE 45.—INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER,
OTHER CONSTRUCTION MATERIALS, AND TOTAL, AND INDEX OF DOMESTIC
DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING
LUMBER, CANADA, 1939 — 1952.
(1939 = 100)

Period	Production			Domestic Disappearance
	Lumber	Other Construction Materials	Total	
1939.....	100.0	100.0	100.0	100.0
1940.....	116.7	123.0	118.2	120.0
1941.....	124.6	148.0	130.3	143.7
1942.....	124.5	136.1	127.3	134.2
1943.....	110.2	123.1	113.3	118.3
1944.....	114.0	131.4	118.2	127.9
1945.....	114.0	147.6	122.1	144.3
1946.....	128.4	174.4	139.6	170.7
1947.....	134.9	209.7	153.6	198.6
1948.....	134.2	236.3	158.2	227.4
1949.....	133.4	262.5	168.0	269.5
1950.....	152.3	272.8	182.0	295.0
1951 ⁽¹⁾				
March.....	153.9	293.1	188.3	316.6
June.....	248.3	304.9	261.9	326.3
September.....	167.7	286.5	197.0	300.0
December.....	96.1	157.2	111.2	141.6
Annual Average.....	161.4	273.8	189.1	286.1
1952 ⁽¹⁾				
January.....	126.7	172.7	137.9	175.7
February.....	147.9	185.4	157.0	188.1
March.....	163.8	188.1	169.5	197.8
April.....	118.9	194.7	137.5	224.7
May.....	181.5	202.6	186.4	275.4
June.....	196.3	202.2	197.6	236.0
July.....	170.9	218.4	182.4	246.3
August.....	220.2	213.0	218.0	244.3
September.....	220.2	234.0	223.2	271.0
October.....	168.1	257.3	190.0	287.4
November.....	113.1	223.0	140.3	259.5
December.....	119.0	182.4	134.6	224.5
Annual Average.....	162.2	206.2	172.9	235.9

(1) Preliminary.

TABLE 46.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1939 — 1952.
(In Units Specified)

Period	Lumber and Lumber Products			Gypsum Products		
	Sawn Lumber ⁽¹⁾	Hardwood Flooring ⁽²⁾	Wood Fibre Building Board	Gypsum Wallboard	Gypsum Lath ⁽³⁾	Gypsum Plaster ⁽¹⁾
	Millions of Ft. B.M.	Thousands of Sq. Ft.	Millions of Sq. Ft. $\frac{1}{2}$ " B.	Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons
1939	3,976.9	—	98.1	78.1	—	69.9
1940	4,629.1	—	130.8	114.5	—	69.9
1941	4,941.1	—	169.4	154.8	—	80.2
1942	4,935.1	—	154.7	164.4	—	51.5
1943	4,363.6	—	159.4	192.2	—	39.9
1944	4,512.2	—	153.8	179.2	—	65.6
1945	4,514.2	—	164.7	134.0	59.9	67.1
1946	5,083.3	41,318	161.8	203.4	75.0	97.3
1947	5,877.9	52,250	203.1	213.7	111.1	119.7
1948	5,908.8	66,007	220.7	237.7	153.0	137.1
1949	5,915.4	79,500	227.7	230.6	174.0	160.8
1950	6,495.0	87,800	227.3	227.4	218.9	168.5
1951						
1st Quarter	1,510.0	21,650	72.4	59.5	62.8	42.9
2nd Quarter	1,870.0	19,868	73.4	58.3	64.0	47.2
3rd Quarter	1,997.9	23,472	75.9	57.2	51.3	42.8
4th Quarter	1,157.4	19,510	70.7	55.2	45.1	37.3
Total, 1951	6,535.3	84,500	292.4	230.2	223.2	170.2
1952						
1st Quarter	1,449.5 ⁽⁴⁾	13,800	65.7	54.2	44.2	48.7
2nd Quarter	1,641.6	14,200	57.4	53.9	43.2	57.2
3rd Quarter	1,936.0 ⁽⁴⁾	14,000	51.5	53.9	62.4	66.8
4th Quarter	1,322.6	13,000	68.4	69.6	59.4	62.7
Total, 1952	6,349.7	55,000	243.0	231.6	209.2	235.4

(1) Data for 1951 and 1952 are estimated (see p. 122).

(2) Data for the period 1939–1945 are not available.

(3) Data for the period 1939–1944 are not available.

(4) Revised.

TABLE 46.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1939 — 1952 — *Continued.*
(In Units Specified)

Period	Plumbing and Heating Equipment					Builders' ⁽¹⁾ Hardware
	Warm Air Furnaces	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters	
	Thousands of Units	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	(\$000)
1939	25.1	14.5	4,982.6	96.8	23.0	2,541.9
1940	29.8	10.0	5,758.3	98.6	24.8	2,691.8
1941	31.3	13.0	6,417.1	87.2	36.5	4,281.6
1942	27.1	10.2	6,568.9	56.1	22.0	3,778.7
1943	23.5	10.7	6,740.9	85.9	11.5	3,749.0
1944	25.8	11.7	6,983.9	85.2	16.1	3,963.4
1945	35.2	13.6	7,179.1	128.8	57.2	4,328.5
1946	46.6	14.3	8,006.9	138.4	76.6	5,596.8
1947	54.3	18.1	8,726.7	157.7	121.0	5,903.9
1948	64.3	18.2	8,585.7	190.0	146.7	9,766.8
1949	80.7	15.5	7,260.0	192.2	185.2	10,090.4
1950	87.3	19.9	6,688.7	181.6	223.0	9,631.0
1951						
1st Quarter	23.4	6.6	1,837.9	36.4	74.3	3,069.8
2nd Quarter	20.6	6.3	2,355.9	42.4	83.1	3,182.0
3rd Quarter	19.5	3.3	1,395.6	37.8	65.6	2,465.5
4th Quarter	16.8	2.6	1,556.5	39.6	65.3	2,552.9
Total, 1951	80.3	18.8	7,145.9	156.2	288.3	11,270.2
1952						
1st Quarter	11.9	2.0	1,326.2	62.9	42.3	2,721.2
2nd Quarter	13.2	1.8	1,541.1	26.3	60.7	2,506.8
3rd Quarter	21.2	2.0	1,128.1	30.6	58.1	2,359.3
4th Quarter	26.7	5.0	1,328.7	49.6	50.4	2,755.9
Total, 1952	73.0	10.8	5,324.1	169.4	211.5	10,343.2

(1) Data for 1951 and 1952 are estimated (see p. 123).

TABLE 46.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1939 — 1952 — *Continued*.
(In Units Specified)

Period	Electrical Wire and Wiring Devices ⁽¹⁾				Mineral Wool ⁽²⁾	
	Single Pole Switches	Duplex Receptacles	Outlet Boxes	Non-Metallic Sheathed Cable	Batts	Granulated and Loose
	Thousands of Units	Thousands of Units	Thousands of Units	Millions of Feet	Millions of Sq. Ft.	Millions of Cu. Ft.
1939	—	—	—	—	9.1	1.8
1940	—	—	—	—	20.3	1.9
1941	—	—	—	—	32.8	2.0
1942	—	—	—	—	44.7	2.7
1943	—	—	—	—	73.6	3.9
1944	—	—	—	—	35.1	4.5
1945	—	—	—	—	34.4	5.4
1946	1,808.7	1,392.8	1,272.3	45.4	54.8	10.1
1947	2,344.6	2,121.1	5,794.5	67.0	82.3	9.8
1948	2,627.5	2,202.4	9,190.4	81.1	93.4	10.1
1949	2,058.4	1,995.0	6,798.8	87.2	137.8	14.8
1950	2,187.5	1,839.7	4,037.6	107.8	150.8	14.1
1951						
1st Quarter	578.6	546.6	989.9	33.8	36.9	2.5
2nd Quarter	590.5	632.2	948.2	27.7	36.1	2.5
3rd Quarter	472.4	405.4	1,035.7	14.6	41.6	3.1
4th Quarter	438.1	368.6	1,192.2	15.3	35.1	3.5
Total, 1951	2,079.6	1,952.8	4,166.0	91.4	149.7	11.6
1952						
1st Quarter	449.2	382.6	678.9	21.3	25.6	2.2
2nd Quarter	340.0	367.7	555.0	12.9	30.9	1.7
3rd Quarter	294.3	324.4	739.3	21.3	47.2	3.0
4th Quarter	355.6	437.3	852.3	31.1	54.7	4.1
Total, 1952	1,439.1	1,512.0	2,825.5	86.6	158.4	11.0

(1) Data for the period 1939–1945 are not available.

(2) Data for the period 1939–1945 are factory sales.

TABLE 46.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1939 — 1952 — *Continued*.
(In Units Specified)

Period	Cement and Cement Products			Sanitary Ware		
	Cement	Concrete Blocks ⁽¹⁾	Cement Pipe and Tile ⁽¹⁾	Bath Tubs	Sinks ⁽¹⁾	Wash Basins ⁽¹⁾
	Millions of Barrels of 350 lbs.	Millions of Blocks	Thousands of Tons	Thousands of Units	Thousands of Units	Thousands of Units
1939	5.7	—	—	42.4	—	—
1940	6.9	—	—	48.7	—	—
1941	8.5	—	—	65.3	—	—
1942	8.6	—	—	67.0	—	—
1943	8.0	—	—	31.6	—	—
1944	7.6	—	—	48.9	—	—
1945	7.8	—	—	56.3	—	—
1946	10.7	31.7	94.8	57.9	103.7	78.6
1947	12.2	39.8	134.7	81.1	120.7	91.7
1948	14.0	50.2	159.3	102.1	139.6	109.7
1949	16.1	48.2	117.1	132.5	192.0	140.8
1950	16.7	75.3	131.6	139.1	166.7	201.1
1951						
1st Quarter	4.0	17.0	36.8	37.3	35.9	54.4
2nd Quarter	4.4	24.2	69.3	38.0	37.9	59.2
3rd Quarter	4.5	22.1	71.1	27.8	24.6	47.8
4th Quarter	4.2	16.2	57.4	24.4	18.3	34.4
Total, 1951	17.1	79.5	234.6	127.5	116.7	195.8
1952						
1st Quarter	4.2	12.6	49.4	18.7	21.6	25.1
2nd Quarter	4.5	22.7	64.1	22.9	26.5	28.1
3rd Quarter	4.8	27.0	64.8	24.9	23.3	26.3
4th Quarter	4.9	25.0	57.4	36.3	38.0	42.2
Total, 1952	18.4	87.3	235.7	102.8	109.4	121.7

(1) Date for the period 1939–1945 are not available. Cement pipe and tile includes drainpipe, sewer pipe, water pipe, and culvert tile.

TABLE 46.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1939 — 1952 — *Concluded*.
(In Units Specified)

Period	Clay Products				Asphalt Products	
	Building Brick ⁽¹⁾	Flue Linings ⁽²⁾	Vitrified Sewer Pipe ⁽²⁾	Structural Tile	Asphalt Shingles ⁽³⁾	Tar and Asphalt Felts ⁽⁴⁾
	Millions of Bricks	Thousands of Feet	Thousands of Feet	Thousands of Tons	Thousands of Squares	Thousands of Tons
1939	165.0	—	—	86.1	524.1	—
1940	191.2	—	—	105.1	613.2	—
1941	208.9	—	—	117.5	794.7	28.3
1942	169.3	—	—	109.9	689.9	27.4
1943	138.7	—	—	84.5	862.0	24.4
1944	154.8	—	—	87.8	1,105.6	25.0
1945	190.9	—	—	90.2	1,432.2	29.5
1946	274.1	940.1	3,055.9	134.4	1,982.6	38.1
1947	295.4	1,025.0	3,959.1	150.2	2,085.6	46.7
1948	316.7	1,197.6	5,066.7	157.3	2,040.3	45.3
1949	338.0	1,213.0	4,363.0	172.5	2,531.0	39.9
1950	365.7	1,309.8	4,900.9	184.0	2,803.0	48.5
1951						
1st Quarter	82.4	393.1	1,090.3	40.4	546.7	12.9
2nd Quarter	104.1	304.6	928.7	48.2	770.9	14.5
3rd Quarter	108.0	378.0	1,005.4	54.7	769.7	11.3
4th Quarter	91.6	390.1	919.3	48.5	418.7	10.1
Total, 1951	386.1	1,465.8	3,943.7	191.8	2,506.0	48.8
1952						
1st Quarter	62.7	192.2	1,056.4	46.9	464.8 ⁽⁵⁾	8.6
2nd Quarter	87.9	258.4	1,148.1	51.8	738.5 ⁽⁵⁾	10.9
3rd Quarter	106.2	374.2	1,047.7	53.2	813.6 ⁽⁵⁾	12.4
4th Quarter	104.5	426.7	1,311.2	50.8	508.1	15.9
Total, 1952	361.3	1,251.5	4,563.4	202.7	2,525.0	47.8

(1) Date on production of building brick for the period 1949–1951 are estimated (see p. 123).

(2) Date for the period 1939–1945 are not available.

(3) Includes siding.

(4) Data for the period 1939–1940 are not available.

(5) Revised.

TABLE 47.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — 1952.
(In Units Specified)

Period	Plumbing and Heating Equipment						Sanitary Ware			
	Domestic Heating Boilers		Hot Water Storage Tanks		Electric Hot Water Tank Heaters		Bath Tubs		Sinks	
	Thousands of Units		Thousands of Units		Thousands of Units		Thousands of Units		Thousands of Units	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	14.7	.7	196.1	1.2	160.3	18.1	129.5	1.2	186.6	12.1
1950	18.8	1.6	180.1	1.8	199.3	18.3	138.3	1.5	168.5	10.2
1951										
1st Quarter	5.7	1.6	37.8	1.5	65.2	18.8	36.9	1.5	38.6	9.0
2nd Quarter	4.1	4.0	43.3	.5	65.4	25.6	34.4	4.9	32.8	12.2
3rd Quarter	4.1	3.6	36.9	1.5	46.5	38.7	22.1	10.2	18.0	20.3
4th Quarter	3.6	3.2	38.9	2.2	41.1	54.1	14.8	13.2	14.3	24.4
Total, 1951	17.5	—	156.9	—	218.2	—	108.2	—	103.7	—
1952										
1st Quarter	2.1	3.0	62.2	2.4	40.1	50.0	16.9	16.9	20.9	30.9
2nd Quarter	1.9	3.1	21.9	1.4	57.1	42.8	26.6	12.9	32.2	24.9
3rd Quarter	3.7	1.6	30.4	1.1	63.5	33.7	33.3	3.2	33.2	14.1
4th Quarter	4.1	1.1	36.8	4.5	57.1	35.6	28.8	10.5	32.3	18.8
Total, 1952	11.8	—	151.3	—	217.8	—	105.6	—	118.6	—

TABLE 47.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — 1952 — *Continued.*
(In Units Specified)

Period	Gypsum Products						Clay Products			
	Gypsum Wallboard		Gypsum Lath		Gypsum Plaster		Building Brick		Flue Linings	
	Millions of Sq. Ft.		Millions of Sq. Ft.		Thousands of Tons		Millions of Bricks		Thousands of Feet	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	228.4	1.2	176.4	.7	190.3	.9	315.2	30.1	1,190.5	35.9
1950	226.0	2.6	217.6	2.1	195.3	.9	361.6	22.2	1,295.5	20.6
1951										
1st Quarter	60.1	2.0	62.4	2.3	49.6	1.1	79.7	23.2	375.1	34.5
2nd Quarter	57.8	2.4	64.5	1.7	54.8	1.1	98.1	25.4	294.4	44.7
3rd Quarter	56.8	2.8	50.9	2.0	50.2	.9	99.6	28.5	355.7	67.9
4th Quarter	55.5	2.6	44.5	2.5	43.3	1.0	78.1	38.1	300.7	157.3
Total, 1951	230.2	—	222.3	—	197.9	—	355.5	—	1,325.9	—
1952										
1st Quarter	53.4	3.5	43.5	3.3	43.2	1.3	63.7	38.7	242.3	110.4
2nd Quarter	53.9	3.6	44.3	2.2	49.6	.9	86.2	37.2	301.5	67.4
3rd Quarter	53.9	3.5	62.1	2.7	57.4	1.1	109.5	31.8	380.0	62.7
4th Quarter	69.1	4.2	59.8	2.2	53.8	1.3	102.7	27.9	359.1	120.8
Total, 1952	230.3	—	209.7	—	204.0	—	362.1	—	1,282.9	—

TABLE 47.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949—1952—Concluded.
(In Units Specified)

Period	Electrical Wire and Wiring Devices						Cement		Mineral Wool Batts	
	Single Pole Switches		Outlet Boxes		Non-Metallic Sheathed Cable		Millions of Barrels of 350 lbs.		Millions of Sq. Ft.	
	Thousands of Units		Thousands of Units		Millions of Feet		Sales		Stocks at End of Period	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	2,151.3	60.0	6,582.0	152.7	85.2	1.4	15.9	130.6	2.0	
1950	2,268.9	59.4	4,001.9	78.8	106.8	1.7	16.6	148.3	1.6	
1951										
1st Quarter	622.1	27.0	933.9	35.9	32.1	2.5	3.2	35.1	3.4	
2nd Quarter	543.9	68.2	949.5	34.7	23.7	6.3	5.1	36.0	3.5	
3rd Quarter	422.5	118.8	957.0	113.2	15.1	5.9	4.9	42.1	3.0	
4th Quarter	303.1	255.6	1,173.3	252.3	16.3	4.8	3.7	34.8	3.2	
Total, 1951	1,891.6	—	4,013.7	—	87.2	—	16.9	148.0	—	
1952										
1st Quarter	313.0	404.1	236.3	618.4	18.7	7.5	3.6	26.0	3.7	
2nd Quarter	274.8	535.7	551.9	311.0	14.8	5.3	5.3	32.4	3.6	
3rd Quarter	426.8	406.4	746.4	292.5	24.3	2.4	5.1	47.5	3.3	
4th Quarter	521.7	243.3	838.5	318.4	29.7	2.4	4.4	52.0	3.7	
Total, 1952	1,536.3	—	2,373.1	—	87.5	—	18.4	157.9	—	

TABLE 48.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1939 — 1952.
(In Units Specified)

Period	Lumber and Lumber Products		Sanitary Ware		Cement
	Hardwood Flooring	Wallboard Building Board	Bath Tubs	Closets, Sinks and Basins	
	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ " B	(\$000)	(\$000)	Thousands of Barrel of 350 lbs.
1939	1,542	13.1	74	86	16.7
1940	1,740	14.1	56	77	13.2
1941	365	9.5	2	11	12.0
1942	7	5.1	0	3	26.3
1943	10	3.3	1	1	18.6
1944	187	9.9	0	2	14.0
1945	702	12.1	7	254	32.7
1946	404	18.7	206	535	350.1
1947	1,157	39.9	1,044	205	1,248.6
1948	8	18.3	231	83	1,120.7
1949	8,258	95.5	493	374	2,284.0
1950	7,001	33.8	560	551	1,386.2
1951					
1st Quarter	1,982	4.6	239	241	185.3
2nd Quarter	2,852	6.6	283	373	703.9
3rd Quarter	2,940	5.7	166	166	1,101.4
4th Quarter	1,926	6.2	153	164	336.8
Total, 1951	9,700	23.1	841	944	2,327.4
1952					
1st Quarter	2,137	6.0	75	110	62.6
2nd Quarter	3,090	6.7	150	135	504.7
3rd Quarter	3,468	6.6	238	187	1,584.9
4th Quarter	4,128	9.7	218	254	1,395.0
Total, 1952	12,823	29.0	681	686	3,547.2

TABLE 48.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1939 — 1952 — *Continued.*
(In Units Specified)

Period	Building Brick	Mineral Wool	Gypsum Plaster	Builders' Hardware	Paints, Pigments and Varnishes
	Millions of Bricks	Thousands of Sq. Ft.	Thousands of Tons	(\$000)	(\$000)
1939	.7	1,214	1.5	172	14,723
1940	.5	1,388	1.3	321	16,506
1941	.4	1,756	1.5	508	7,695
1942	.5	1,076	1.4	375	6,420
1943	.9	1,226	1.2	277	6,281
1944	1.4	1,746	1.6	369	7,465
1945	1.4	5,993	2.9	490	8,660
1946	1.1	7,822	7.6	653	9,436
1947	8.9	5,775	10.1	969	13,441
1948	8.3	74	10.0	1,076	14,276
1949	21.9	112	8.7	1,218	13,867
1950	16.7	139	22.4	1,483	18,213
1951					
1st Quarter	4.5	73	3.4	561	5,644
2nd Quarter	5.6	73	5.0	543	5,809
3rd Quarter	5.2	107	3.9	392	4,696
4th Quarter	3.8	99	3.4	399	4,676
Total, 1951	19.1	352	15.7	1,895	20,825
1952					
1st Quarter	2.1	126	1.4	363	4,022
2nd Quarter	3.7	124	2.4	400	4,711
3rd Quarter	5.1	91	4.8	408	3,523
4th Quarter	5.6	93	4.2	494	4,967
Total, 1952	16.5	434	12.8	1,665	17,223

TABLE 48.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1939 — 1952 — *Concluded*.
(In Units Specified)

Period	Plumbing and Heating Equipment				Common Colourless Window Glass
	Warm Air Furnaces	Domestic Heating Boilers	Cast Iron Radiators	Electric Hot Water Tank Heaters ⁽¹⁾	
	Units	(\$000)	Sq. Ft.	Units	Million of Sq. Ft.
1939	444	79	69,002	—	48.8
1940	708	55	10,721	—	47.0
1941	21	5	1,984	—	43.3
1942	279	4	601	—	44.1
1943	1	4	4,676	—	36.1
1944	64	1	2,571	—	45.3
1945	334	35	280	—	39.8
1946	1,542	133	7,595	—	43.7
1947	2,506	319	43,824	—	70.2
1948	7	16	0	3,214	96.3
1949	522	33	3,339	1,285	64.6
1950	1,035	54	19,754	2,687	68.5
1951					
1st Quarter	602	29	13,020	679	11.2
2nd Quarter	585	54	8,765	3,198	21.1
3rd Quarter	500	36	6,251	1,943	21.8
4th Quarter	608	21	772	2,194	15.4
Total, 1951	2,295	140	28,808	8,014	69.5
1952					
1st Quarter	178	26	11,683	1,084	8.4
2nd Quarter	527	28	40,366	3,489	8.2
3rd Quarter	1,418	64	35,568	3,980	9.3
4th Quarter	1,558	200	109,246	5,981	10.3
Total, 1952	3,681	318	196,863	14,534	36.2

(1) Data for the period 1939–1947 are not available.

TABLE 49.—EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1939 — 1952.
(In Units Specified)

Period	Lumber and Lumber Products				
	Sawn Lumber	Hardwood Flooring	Wood Fibre Insulating Board	Wood Shingles	Wood Laths
	Millions of Ft. B.M.	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ " B	Thousands of Squares	Thousands of Laths
1939	2,202.0	9,961	44.6	2,935	179,060
1940	2,545.8	2,863	72.9	2,811	182,329
1941	2,297.3	3,529	85.3	3,292	194,470
1942	2,179.0	968	52.3	2,694	117,287
1943	1,740.6	710	33.4	1,450	91,957
1944	1,881.6	610	34.5	1,475	40,670
1945	2,000.5	544	45.3	1,651	25,981
1946	2,083.3	106	36.1	1,775	26,193
1947	2,735.0	50	51.1	2,051	41,700
1948	2,467.7	25	40.2	2,353	55,513
1949	2,188.7	611	30.4	2,121	77,157
1950	3,562.5	16,135	17.6	2,924	96,157
1951					
1st Quarter	799.7	2,788	5.1	735	13,042
2nd Quarter	854.3	1,630	12.4	667	17,019
3rd Quarter	915.8	999	21.4	614	25,111
4th Quarter	863.3	723	16.2	573	18,769
Total, 1951	3,433.1	6,140	55.1	2,589	73,941
1952					
1st Quarter	756.3	790	14.4 ⁽¹⁾	524 ⁽¹⁾	8,463
2nd Quarter	949.0 ⁽¹⁾	775	12.3	630	14,875
3rd Quarter	791.2	766	9.4	349	31,823
4th Quarter	840.1	715	12.8	610	25,546
Total, 1952	3,336.6	3,046	48.9	2,113	80,707

(1) Revised.

TABLE 49 — EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1939 — 1952 — *Concluded*.
(In Units Specified)

Period	Cement	Building Brick	Common Colourless Window Glass ⁽¹⁾	Gypsum Plaster	Paints, Pigments and Varnishes
	Thousands of Barrels of 350 lbs.	Millions of Bricks	Sq. Ft.	Tons	(\$000)
1939	156.6	1.3	—	1,339	1,560
1940	300.0	1.8	—	972	2,325
1941	310.9	1.9	—	367	2,260
1942	273.9	1.4	34,670	113	1,903
1943	172.6	1.7	54,108	478	1,867
1944	210.4	2.0	16,833	443	2,534
1945	281.9	3.7	15,251	447	3,973
1946	114.4	6.1	4,301	969	4,407
1947	88.0	4.2	93,149	1,423	7,346
1948	73.0	4.9	57,959	744	6,235
1949	19.2	4.3	931	163	3,604
1950	23.9	2.8	226,392	102	4,025
1951					
1st Quarter	.1	.4	364,516	26	1,163
2nd Quarter	.7	.9	109,376	77	1,995
3rd Quarter	.5	1.5	61,900	13	2,539
4th Quarter	1.3	1.0	32,230	54	2,301
Total, 1951	2.6	3.8	568,022	170	7,998
1952					
1st Quarter	.1 ⁽²⁾	.5	5,000	8	1,137
2nd Quarter	.7	.9	0 ⁽²⁾	253	1,064
3rd Quarter	1.6	1.0	0	31	826
4th Quarter	1.9	.9	150	34	746
Total, 1952	4.3	3.3	5,150	326	3,773

(1) Data for the period 1939-1941 are not available.

(2) Revised.

TABLE 50.— PRODUCTION OF PIG IRON AND STEEL INGOT AND ESTIMATED DOMESTIC DISAPPEARANCE OF ROLLING MILL PRODUCTS, CANADA, 1939 — 1952.
(Thousands of Net Tons)

Period	Pig Iron	Steel Ingot ⁽¹⁾	Rolling Mill Products ⁽¹⁾			
			Production from		Exports ⁽³⁾	Domestic ⁽²⁾ Disappearance
			Canadian Ingot ⁽²⁾	Imports ⁽³⁾		
1939	846	1,490	1,080	—	—	—
1940	1,309	2,178	1,579	—	—	—
1941	1,528	2,594	1,881	—	—	—
1942	1,975	2,959	2,142	—	—	—
1943	1,758	2,847	2,064	—	—	—
1944	1,852	2,874	2,084	—	—	—
1945	1,786	2,761	1,988	789	40	2,737
1946	1,404	2,253	1,607	721	36	2,292
1947	1,973	2,855	2,052	906	51	2,907
1948	2,130	3,087	2,212	939	239	2,912
1949	2,163	3,090	2,190 ⁽⁴⁾	1,157	162 ⁽⁴⁾	3,185 ⁽⁴⁾
1950						
1st Quarter	527	821	578	188	25	741
2nd Quarter	582	827	576	279	13	842
3rd Quarter	595	801	547	284	11	820
4th Quarter	612	847	565	326	20	871
Total, 1950	2,316	3,296	2,266	1,077	69 ⁽⁴⁾	3,274
1951						
1st Quarter	615	875	626	299	13	912
2nd Quarter	643	888	644	432	17	1,059
3rd Quarter	626	802	571	434	11	994
4th Quarter	669	880	628	458	12	1,074
Total, 1951	2,553	3,445	2,469 ⁽⁴⁾	1,623	53	4,039
1952						
1st Quarter	649	928	664	473	16	1,121
2nd Quarter	681	918	662	430	19	1,073
3rd Quarter	674	843 ⁽⁴⁾	600 ⁽⁴⁾	307	19	888 ⁽⁴⁾
4th Quarter	678	911	643	381	25	999
Total, 1952	2,682	3,600	2,569	1,591	79	4,081

(1) Excludes castings and forgings (see p. 124).

(2) This production is calculated as 72.5 per cent of Canadian ingot production on the basis of an average overall loss of 27.5 per cent in conversion from ingot to finished product.

(3) Data for the period 1939-1944 are not available.

(4) Revised.

TABLE 51.— SHIPMENTS OF PRIMARY IRON AND STEEL SHAPES TO CONSUMING INDUSTRIES,
CANADA, 1946 — 1952.
(In Thousands of Tons)

Period	Building Construc- tion	Railway and Railway Car Shops	Con- tainers	Merchant Trade ⁽¹⁾ Products	Wholesalers and Warehouses	Automotive Industries	Miscella- neous ⁽¹⁾	Net Total Domestic Shipments	Producers Interchange ⁽¹⁾	Export Shipments	Total
1946	189.6	411.6	164.4	226.8	261.6	84.0	434.4	1,772.4	453.6	145.2	2,371.2
1947	273.6	463.2	171.6	250.8	331.2	138.0	556.8	2,187.6	806.4	168.0	3,162.0
1948	295.2	556.8	196.8	313.2	321.6	139.2	556.8	2,379.6	926.4	243.6	3,549.6
1949	362.7	534.6	205.6	351.3	354.9	150.2	529.6	2,488.7	953.8	219.5	3,662.0
1950	357.6	500.8	262.0	358.0	314.3	200.1	621.5	2,614.3	1,400.3	218.8	4,233.4
1951											
1st Quarter	100.7	164.8	74.3	102.3	87.8	61.1	174.8	765.8	415.7	12.8	1,194.3
2nd Quarter	99.2	162.6	79.2	104.7	89.0	75.5	199.6	809.8	442.6	8.6	1,261.0
3rd Quarter	86.8	128.1	76.0	98.3	67.5	57.1	184.6	698.4	416.0	23.6	1,138.0
4th Quarter	96.9	100.3	71.9	107.2	81.8	56.2	260.6	774.9	406.5	25.3	1,206.7
Total, 1951	383.6	555.8	301.4	412.5	326.1	249.9	819.6	3,048.9	1,680.8	70.3	4,800.0
1952											
1st Quarter	96.8	169.7	64.9	109.6	76.7	45.1	204.3	767.1	459.9	21.2	1,248.2
2nd Quarter	89.2	168.4	62.3	108.8	86.0	45.9	227.3	787.9	454.4	19.0	1,261.3
3rd Quarter	94.0	133.2	83.9	101.7	71.5	52.6	192.8	729.7	393.9	19.8	1,143.4
4th Quarter	94.5	147.1	69.2	82.6	98.7	84.9	195.2	772.2	385.5	22.1	1,179.8
Total, 1952	374.5	618.4	280.3	402.7	332.9	228.5	819.6	3,056.9	1,693.7	82.1	4,832.7

(1) For details see p. 124.

TABLE 52.— PRODUCTION OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA,
1939 — 1952.
(Thousands of Tons)

Period	Structural Steel ⁽¹⁾	Galvanized Sheets	Steel Pipe and Fittings	Wire Nails and Spikes	Cast-Iron Soil Pipe and Fittings	Cast-Iron Pressure Pipe and Fittings
1939	—	65.2	90.5	66.5	16.5	33.1
1940	—	77.3	128.0	73.3	23.7	39.4
1941	—	72.2	158.1	82.6	26.4	48.2
1942	136.3	42.1	138.6	74.4	20.7	50.0
1943	104.5	39.2	112.2	73.6	14.2	27.8
1944	122.0	53.2	128.3	64.9	15.3	28.0
1945	150.2	61.6	139.3	70.0	20.8	45.9
1946	115.5	56.1	96.3	58.9	25.1	65.2
1947	161.2	89.2	90.4	77.4	32.5	77.7
1948	172.9	99.1	102.6	86.8	45.7	93.4
1949	180.2	97.5	164.2	88.5	47.6	91.5
1950	158.0	99.1	152.1	85.3	53.3	87.5
1951						
1st Quarter	55.2	26.2	43.8	22.0	15.2	38.6
2nd Quarter	55.7	29.3	41.0	23.2	16.9	32.9
3rd Quarter	41.9	28.5	41.1	20.5	11.8	27.5
4th Quarter	62.6	28.6	37.1	24.6	9.5	31.4
Total, 1951	215.4	112.6	163.0	90.3	53.4	130.4
1952						
1st Quarter	46.1	30.8	40.8	23.8	7.8	25.7
2nd Quarter	40.5	27.2	38.6	22.4	10.5	19.7
3rd Quarter	44.9	26.6	25.0	18.3	10.1	18.6
4th Quarter	45.2	26.9	34.4	17.2	13.6	19.5
Total, 1952	176.7	111.5	138.8	81.7	42.0	83.5

(1) Data for the period 1939–1941 are not available.

TABLE 53.—SALES AND STOCKS OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA,
1949 — 1952.
(Thousands of Tons)

Period	Steel Pipe and Fittings		Wire Nails and Spikes		Cast-Iron Soil Pipe and Fittings	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	189.3	17.6	91.5	5.6	41.4	6.0
1950	209.3	22.4	84.5	9.4	48.8	4.6
1951						
1st Quarter	45.1	14.0	21.6	6.0	13.8	3.0
2nd Quarter	44.4	10.4	23.4	9.9	13.8	4.3
3rd Quarter	35.8	15.4	20.6	12.6	10.1	4.8
4th Quarter	42.0	11.5	22.7	14.9	6.8	4.8
Total, 1951	167.3	—	88.3	—	44.5	—
1952						
1st Quarter	35.4	15.2	21.7	18.2	6.1	5.0
2nd Quarter	42.0	11.1	23.4	14.0	10.3	4.0
3rd Quarter	28.2	8.1	18.8	22.4	11.4	2.4
4th Quarter	34.4	8.6	14.9	15.1	13.6	4.2
Total, 1952	140.0	—	78.8	—	41.4	—

TABLE 54.—IMPORTS AND EXPORTS OF SELECTED IRON AND STEEL BUILDING MATERIALS,
CANADA, 1939 — 1952.
(In Units Specified)

Period	Imports				Exports			
	Structural Steel	Wire Nails	Galvanized Sheets	Skelp	Structural Steel	Wire Nails and Spikes	Cast-Iron Soil Pipe	Steel Pipe ⁽²⁾ and Tubing
	Thousands of Tons	Tons	Tons	Tons	Thousands of Tons	Tons	Tons	Tons
1939	57.0	306	0	100,766	3.2	8,053.7	— ⁽¹⁾	—
1940	91.2	40	0	147,779	5.0	8,271.6	749	—
1941	69.6	229	582	144,426	7.2	10,656.2	1,966	—
1942	38.2	1,194	15,629	158,338	2.4	1,457.2	802	—
1943	21.9	547	10,115	113,900	1.9	869.0	95	—
1944	35.0	152	17,795	147,917	2.5	1,335.4	670	—
1945	68.8	71	22,963	129,982	9.3	813.6	506	—
1946	99.5	680	15,331	54,385	7.8	1,270.5	157	3,158
1947	183.2	4,146	7,895	60,190	4.4	31.9	207	184
1948	194.3	6,315	7,047	60,783	10.5	1,854.1	658	2,812
1949	198.1	13,305	15,268	140,897	10.3	494.8	998	16,806
1950	170.4	3,471	7,110	167,114	2.2	2.4	1,366	5,853
1951								
1st Quarter	52.6	1,364	1,813	32,671	.4	6.4	293	384
2nd Quarter	88.3	4,079	2,317	32,764	.7	.5	304	702
3rd Quarter	89.5	2,757	1,921	42,024	.9	22.4	157	373
4th Quarter	98.3	1,901	1,723	39,831	1.3	7.5	183	220
Total, 1951	328.7	10,101	7,774	147,290	3.3	36.8	937	1,679
1952								
1st Quarter	80.7	2,145	1,860	39,092	1.6 ⁽³⁾	34.4 ⁽³⁾	310	785
2nd Quarter	50.2	882	1,523	50,750	1.4	72.4	297	178
3rd Quarter	43.7	2,098	1,219	17,045	1.2	5.6	409	18 ⁽³⁾
4th Quarter	63.3	226	2,007	30,802	2.4	1.8	212	149
Total, 1952	237.9	5,351	6,609	137,689	6.6	114.2	1,228	1,130

(1) Not available.

(2) Data for the period 1939–1945 are not available.

(3) Revised.

TABLE 55.— VOLUME OF SELECTED BUILDING MATERIALS UNLOADED⁽¹⁾
AT RAILWAY STATIONS IN CANADA,
1939 — 1952.
(Thousands of Tons)

Period	Lumber, Timber, Box, Crate and Cooperage Material ⁽²⁾	Gravel, Sand and Crushed Stone	Lime and Plaster	Brick and Artificial Stone	Cement	Sewer Pipe and Drain Tile	Total
1939	1,836	2,420	277	241	542	25	5,341
1940	2,699	4,276	331	292	720	34	8,352
1941	3,221	3,900	385	399	758	38	8,701
1942	3,553	3,955	458	433	968	57	9,424
1943	3,663	3,730	461	396	822	48	9,120
1944	3,571	3,696	429	354	705	36	8,791
1945	3,622	3,954	411	401	837	57	9,282
1946	3,907	4,717	469	500	1,173	66	10,832
1947	4,395	5,868	554	619	1,314	84	12,834
1948	4,391	6,386	624	619	1,580	93	13,693
1949	4,111	5,500	628	564	2,012	83	12,898
1950	4,335	6,066	667	592	1,803	79	13,542
1951							
1st Quarter	1,046	745	167	158	375	15	2,506
2nd Quarter	1,185	1,898	225	195	579	28	4,110
3rd Quarter	1,158	2,504	181	199	550	35	4,627
4th Quarter	927	1,616	166	178	361	19	3,267
Total, 1951	4,316	6,763	739	730	1,865	97	14,510
1952							
1st Quarter	771	702	152	137	395	9	2,166
2nd Quarter	937	2,437	169	171	548	23	4,285
3rd Quarter	1,086	3,048	152	183	604	26	5,099
4th Quarter	1,027	2,146	161	187	494	15	4,030
Total, 1952	3,821	8,333	634	678	2,041	73	15,580

(1) For source and explanatory note see p. 125.

(2) Includes plywood.

TABLE 56.— EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES,
CANADA, ⁽¹⁾ 1946 — 1952.

Period	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$
1946	84,203	2,704	32.11
1947	97,787	3,439	36.09
1948	104,916	4,165	39.69
1949	109,401	4,726	43.32
1950	114,379	5,253	45.84
1951			
January	115,433	5,229	45.30
February	116,722	5,718	48.99
March	117,212	5,798	49.47
April	119,707	5,963	49.81
May	120,268	6,278	52.20
June	125,185	6,295	50.29
July	127,611	6,600	51.72
August	128,068	6,616	51.66
September	127,210	6,661	52.36
October	124,267	6,708	53.98
November	120,581	6,524	54.10
December	116,922	6,390	54.65
Annual Average	121,599	6,232	51.25
1952			
January	112,145	5,410	48.24
February	108,989	5,771	52.95
March	110,503	6,177	55.90
April	111,973	6,328	56.51
May	112,375	6,339	56.41
June	118,558	6,708	56.57
July	100,647	5,500	54.65
August	111,799	6,096	54.52
September ⁽²⁾	124,378	7,262	58.39
October	124,644	7,327	58.78
November	120,525	7,257	60.21
December ⁽³⁾	119,571	7,203	60.24
Annual Average ⁽³⁾	114,676	6,448	56.23

(1) As reported by employers with 15 or more employees.

(2) Revised.

(3) Preliminary.

TABLE 57 — NON-SEASONAL LAYOFFS IN BUILDING MATERIAL PRODUCING INDUSTRIES,
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES
BY REASON FOR LAYOFF, CANADA,
MARCH, 1948 — JANUARY, 1953.

Period	Number of Estab- lishments	Number of Employees	Number of Employees by Reason for Layoff		
			Lack of Orders	Lack of Material	Other ⁽¹⁾
1948	68	6,842	1,678	933	4,231
1949	69	3,644	2,339	296	1,009
1950	57	3,355	1,343	800	1,212
1951					
1st Quarter	9	572	25	332	215
2nd Quarter	12	663	355	185	123
3rd Quarter	17	783	210	204	369
4th Quarter	20	829	345	236	248
Total, 1951	58	2,847	935	957	955
1952					
January	10	807	753	—	54
February	3	114	50	64	—
March	9	301	121	60	120
1st Quarter	22	1,222	924	124	174
April	5	359	95	—	264
May	2	95	45	—	50
June	5	308	308	—	—
2nd Quarter	12	762	448	—	314
July	1	65	65	—	—
August	3	203	103	—	100
September	6	104	11	35	58
3rd Quarter	10	372	179	35	158
October	2	174	174	—	—
November	6	331	184	—	147
December	4	250	180	—	70
4th Quarter	12	755	538	—	217
Total, 1952	56	3,111	2,089	159	863
1953					
January	0	—	—	—	—

(1) See p. 125.

TABLE 58.—CAPITAL EXPENDITURES IN BUILDING MATERIAL INDUSTRIES, CANADA, 1946 — 1952.
(Thousands of Dollars)

Year and Type of Investment	Sawn Lumber and Hardwood Flooring	Cement and Cement Products	Clay Products	Plumbing and Heating Equipment	Other Iron and Steel Products	Lath, Plaster Roofing and Insulation Materials	Paint and Paint Materials	Total
1946								
Construction.....	2,971	1,468	351	178	676	484	1,399	7,527 ⁽¹⁾
Machinery and Equipment.....	3,101	1,222	435	497	1,196	785	1,028	8,264 ⁽¹⁾
Total.....	6,072	2,690	786	675	1,872	1,269	2,427	15,791 ⁽¹⁾
1947								
Construction.....	4,011	2,134	173	391	444	1,128	943	9,224 ⁽¹⁾
Machinery and Equipment.....	8,811	3,290	417	1,294	1,361	2,007	1,057	18,237 ⁽¹⁾
Total.....	12,822	5,424	590	1,685	1,805	3,135	2,000	27,461 ⁽¹⁾
1948								
Construction.....	5,474	2,716	1,095	493	247	662	1,018	11,705 ⁽¹⁾
Machinery and Equipment.....	11,857	5,516	1,898	1,254	1,520	1,457	1,816	25,318 ⁽¹⁾
Total.....	17,331	8,232	2,993	1,747	1,767	2,119	2,834	37,023 ⁽¹⁾
1949								
Construction.....	4,827	1,863	1,590	245	477	529	802	10,333 ⁽¹⁾
Machinery and Equipment.....	13,749	4,289	2,217	1,047	3,974	2,056	814	28,146 ⁽¹⁾
Total.....	18,576	6,152	3,807	1,292	4,451	2,585	1,616	38,479 ⁽¹⁾
1950								
Construction.....	5,616	1,130	778	1,963	209	703	578	10,977 ⁽¹⁾
Machinery and Equipment.....	16,643	5,251	1,816	1,954	2,087	1,384	742	28,877 ⁽¹⁾
Total.....	22,259	6,381	2,594	2,917	2,296	2,087	1,320	39,854 ⁽¹⁾
1951 ⁽¹⁾								
Construction.....	3,304	4,874	605	753	4,975	788	1,092	16,391
Machinery and Equipment.....	9,153	9,093	863	1,397	7,634	1,534	854	30,528
Total.....	12,457	13,967	1,468	2,150	12,609	2,322	1,946	46,919
1952 ⁽²⁾								
Construction.....	1,925	4,380	454	440	8,787	1,306	903	18,195
Machinery and Equipment.....	5,312	12,861	691	1,151	9,421	2,278	619	32,333
Total.....	7,237	17,241	1,145	1,591	18,208	3,584	1,522	50,528

(1) Revised.

(2) Preliminary.

BUILDING LABOUR

TABLE 59.—EMPLOYMENT,⁽¹⁾ UNEMPLOYMENT, AND THE LABOUR FORCE BY INDUSTRY, CONSTRUCTION, NON-AGRICULTURAL AND ALL INDUSTRIES, CANADA, 1939 — 1952.
(In Thousands)

Period	Persons Employed			Persons Unemployed			Labour Force		
	Construction		Non-Agricultural Industries	Construction (3)	Non-Agricultural Industries	All Industries	Construction (3)	Non-Agricultural Industries	All Industries
	Occupation 2	Industry							
1939	—	152	2,711	—	521	523	—	3,262	4,598
1940	—	151	2,809	—	416	418	—	3,225	4,556
1941	—	202	3,014	—	191	193	—	3,290	4,417
1942	—	175	3,258	—	132	134	—	3,350	4,519
1943	—	185	3,340	—	73	75	—	3,413	4,522
1944	—	138	3,319	—	60	62	—	3,379	4,507
1945	—	145	3,277	—	70	72	—	3,347	4,483
1946	—	241	3,428	8	123	126	249	3,551	4,828
1947	—	254	3,658	8	89	91	262	3,747	4,912
1948	260	295	3,762	7	80	82	302	3,842	5,030
1949	350	350	3,895	16	101	103	366	3,996	5,121
1950	339	338	4,029	36	165	169	374	4,194	5,225
1951									
March	298	302	4,110	45	165	170	347	4,275	5,114
June	329	357	4,231	14	84	83	371	4,315	5,255
August	359	396	4,255	12	76	77	408	4,331	5,343
November	317	367	4,235	19	95	100	386	4,330	5,210
Annual Average	326	355	4,208	22	105	107	378	4,313	5,230
1952									
March	283	295	4,142	53	205	212	348	4,347	5,179
May	317	356	4,298	20	105	107	376	4,403	5,329
August	351	400	4,326	13	83	86	413	4,409	5,419
December	302	325	4,367	35	127	132	360	4,494	5,276
Annual Average	313	344	4,283	30	130	134	374	4,413	5,301

(1) Data for the period 1939-1949 relate to week ending nearest June 1 (see p. 126).

(2) Not available prior to August, 1947.

(3) Not available prior to 1946.

TABLE 60.—EMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE DISTRIBUTION OF CONSTRUCTION WORKERS, BY NUMBER OF HOURS WORKED PER WEEK, CANADA, MARCH, 1949 — 1952.

Week Ending		Percentage of Workers, by Number of Hours Worked per Week					Average Number of Hours Worked ⁽¹⁾	Total Number of Hours Worked per Week (000)
		Less than 15	15-34	35-44	45-54	More than 54		
1949		4.7	5.9	42.8	37.0	9.6	43	13,674
1950								
March	4	12.4	11.9	45.9	25.4	4.4	36	9,324
June	3	3.7	5.5	48.5	34.8	7.5	42	14,154
August	19	4.0	5.9	45.2	35.1	9.8	43	16,168
November	4	3.3	7.2	47.8	33.9	7.2	44	15,928
Annual Average		5.8	7.6	46.8	32.3	7.2	41	13,694
1951								
March	3	10.8	7.8	46.2	30.1	5.1	38	11,248
June	2	3.1	6.3	48.0	31.8	10.8	43	15,136
August	18	5.2	7.2	44.7	30.8	12.1	42	16,338
November	3	4.4	10.0	50.4	28.3	6.9	41	14,700
Annual Average		5.9	7.8	47.3	30.2	8.7	41	14,355
1952								
March	1	11.9	7.8	48.1	25.8	6.4	38	11,249
May	31	4.2	6.2	48.3	30.1	11.2	42	15,004
August	16	7.0	5.3	45.5	31.0	11.2	42	16,651
December	13	7.7	10.5	54.4	23.4	4.0	39	12,563
Annual Average		7.7	7.4	49.1	27.6	8.2	40	13,859

(1) For qualitative note see p. 126.

TABLE 61.— EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA,⁽¹⁾ 1939 — 1952.

Period ⁽²⁾	Building Industry			Indexes of Employment (1939 = 100)	
	Number of Persons Employed	Aggregate Weekly Payroll ⁽³⁾ (\$000)	Average Weekly ⁽³⁾ Earnings \$	Building Industry	Non- Agricultural Industries
1939	30,134	—	—	100.0	100.0
1940	39,267	—	—	130.3	107.0
1941	66,597	1,851	27.79 ⁽⁴⁾	206.9	128.0
1942	69,703	2,175	31.20	231.3	145.5
1943	70,728	2,465	34.85	234.7	153.9
1944	44,445	1,516	34.12	139.5	153.1
1945	44,932	1,533	34.03	149.1	147.0
1946	65,386	2,230	33.97	213.3	146.0
1947	88,124	3,322	37.41	179.1	158.3
1948	100,726	4,192	41.41	311.8	165.0
1949	115,453	5,133	44.37	340.9	165.5
1950	121,661	5,653	46.33	356.8	168.0
1951					
March	114,303	6,850	49.77	334.6	172.3
June	132,701	6,686	50.23	398.2	180.3
September	152,114	8,273	54.39	449.2	185.4
December	146,824	8,347	56.85	432.9	186.6
Annual Average	134,147	7,077	52.76	395.3	180.1
1952					
January	125,969	5,935	47.11	368.9	181.0
February	126,077	7,299	58.36	368.5	177.8
March	124,240	7,350	59.16	363.5	178.0
April	128,727	7,766	60.33	374.4	177.9
May	134,662	8,122	60.32	391.4	177.4
June	140,159	8,345	59.54	407.3	182.5
July	148,576	8,847	59.55	431.7	185.5
August	154,455	9,393	60.82	448.7	188.8
September ⁽⁵⁾	160,456	9,810	61.14	465.6	190.6
October	163,875	10,271	62.68	475.5	192.6
November	162,724	10,292	63.25	472.1	192.3
December ⁽⁶⁾	156,789	9,998	63.77	454.9	192.2
Annual Average ⁽⁶⁾	139,392	8,619	61.83	418.5	184.7

- (1) As reported by employers with 15 or more employees.
(2) Data for the period 1939-1950 represent annual averages.
(3) Data for the period 1939-1940 not available.
(4) Based on earnings from June to December.
(5) Revised.
(6) Preliminary.

TABLE 62.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL
NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA,⁽¹⁾
1945 — 1952.

Period	Number of Hourly Wage-Earners ²	Average Number of Hours Worked Per Week	Total Number of Hours Worked Per Week (000)	Average Hourly Earnings (Cents)	Average Weekly Earnings \$
1945	33,770	41.6	1,364	79.4	32.68
1946	52,899	40.4	2,057	82.7	32.28
1947	72,738	40.5	2,867	91.4	35.67
1948	82,341	40.8	3,296	101.6	40.26
1949	93,756	40.1	3,764	107.9	43.27
1950	98,507	39.6	3,907	113.3	44.85
1951					
March	90,218	39.4	3,544	122.1	47.99
June	111,647	38.7	4,211	125.9	48.72
September	127,894	40.9	5,232	131.0	53.58
December	122,524	41.3	5,063	135.7	56.04
Annual Average	110,188	39.6	4,364	127.1	50.27
1952					
January	101,497	32.3	3,276	136.2	43.99
February	102,012	40.8	4,157	138.8	56.63
March	101,455	41.6	4,224	139.6	58.07
April	106,450	42.0	4,472	141.1	59.26
May	111,927	41.9	4,685	142.4	59.67
June	118,207	41.2	4,873	142.0	58.50
July	122,478	40.8	4,993	141.8	57.85
August	129,332	42.3	5,469	141.9	60.02
September ⁽³⁾	135,061	42.0	5,673	143.6	60.31
October	137,895	42.5	5,858	147.3	62.60
November	136,186	42.0	5,275	148.2	62.24
December ⁽⁴⁾	128,820	41.8	5,388	150.2	62.78
Annual Average ⁽⁴⁾	119,282	41.1	4,899	142.8	58.49

(1) As reported by employers with 15 or more employees.

(2) Refers to employees paid by the hour.

(3) Revised.

(4) Preliminary.

TABLE 63.—LABOUR INCOME IN THE CONSTRUCTION INDUSTRY AND
TOTAL LABOUR INCOME, CANADA,⁽¹⁾
1939 — 1952.

Period	Construction Labour Income \$ Millions		Total Labour Income \$ Millions	
	Current Dollars	1939 Dollars	Current Dollars	1939 Dollars
1939.....	102	102	2,575	2,575
1940.....	129	124	2,929	2,816
1941.....	191	174	3,575	3,250
1942.....	225	195	4,242	3,679
1943.....	262	225	4,783	4,099
1944.....	213	182	4,940	4,219
1945.....	232	197	4,953	4,208
1946.....	303	249	5,323	4,320
1947.....	411	308	6,221	4,660
1948.....	498	326	7,170	4,695
1949.....	571	360	7,752	4,890
1950.....	612	373	8,271	5,038
1951				
1st Quarter.....	139	81	2,208	1,275
2nd Quarter.....	176	98	2,376	1,321
3rd Quarter.....	213	115	2,508	1,348
4th Quarter.....	199	106	2,549	1,356
Total, 1951.....	727	400	9,641	5,300
1952				
January.....	59	31	833	441
February.....	59	31	846	450
March.....	61	33	852	457
1st Quarter.....	179	95	2,531	1,348
April.....	66	36	854	459
May.....	72	39	876	476
June.....	79	43	892	483
2nd Quarter.....	217	118	2,622	1,418
July.....	87	47	905	489
August.....	87	47	922	499
September.....	87	47	932	507
3rd Quarter.....	261	141	2,759	1,495
October.....	86	47	952	522
November.....	83	46	960	527
December.....	77	42	958	528
4th Quarter.....	246	135	2,870	1,577
Total, 1952.....	903	489	10,782	5,838

TABLE 64.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,
CANADA, DECEMBER, 1944 — JANUARY, 1953.

As at Date of Reporting (Closest to) End of Month	Bricklayers		Carpenters		Painters		Plasterers		Plumbers and Pipe Fitters		Other Skilled and Semi-Skilled Construction Workers		Total Skilled and Semi-Skilled Construction Workers		Unskilled Construction Workers		Total Construction Workers	
	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants
1944: December	566	127	1,416	2,070	324	915	119	48	554	367	288	260	3,267	3,787	1,915	597	5,182	4,384
1945	787	157	3,911	2,897	1,244	1,207	183	60	588	615	701	354	7,497	5,289	4,305	1,603	11,802	6,892
1946	793	168	2,428	4,760	493	2,067	179	62	279	1,146	428	663	4,591	8,865	2,638	2,199	7,229	11,064
1947	622	174	1,928	4,263	296	1,769	175	40	351	508	338	610	3,710	7,363	4,419	4,858	8,129	12,221
1948	411	265	1,715	6,081	246	1,825	200	62	268	532	183	785	2,375	8,929	1,902	6,334	4,426	15,884
1949	223	564	542	10,049	206	2,413	181	122	137	917	128	1,269	1,417	15,400	1,940	10,096	2,357	25,496
1950	238	789	479	13,772	161	3,021	109	140	137	1,207	131	1,908	1,255	20,936	1,368	12,848	2,623	33,785
1951: March	124	1,368	342	23,491	79	4,356	32	545	116	1,631	75	2,992	768	34,383	944	19,622	1,712	54,005
June	241	309	1,225	4,198	434	504	53	107	225	756	310	492	2,488	6,366	2,279	4,816	4,767	11,182
September	305	258	1,709	3,200	181	950	66	97	195	369	322	428	2,778	5,302	4,130	3,303	6,908	8,605
December	35	1,830	350	17,990	30	5,428	1	962	95	1,106	435	2,535	946	29,851	446	16,199	1,392	46,050
Annual Average	160	802	877	11,484	185	2,730	39	349	150	902	214	1,550	1,624	17,816	1,832	10,309	3,456	28,124
1952: January	27	2,932	155	28,498	25	6,987	9	1,328	175	1,666	261	2,408	670	45,279	476	25,096	1,146	70,375
February	26	3,197	346	29,706	61	6,678	8	1,217	115	1,872	160	3,986	716	46,656	498	27,447	1,214	74,103
March	79	3,071	559	28,676	99	5,872	45	1,067	143	2,066	217	2,806	1,142	43,558	1,154	29,736	2,296	73,285
April	164	1,988	670	20,737	264	3,232	15	616	146	1,769	462	2,603	1,721	30,945	1,961	19,057	3,682	50,002
May	193	1,906	939	11,969	247	1,339	51	359	161	1,290	671	1,304	2,262	17,251	2,315	11,983	4,577	29,240
June	221	653	857	8,136	231	1,111	41	290	290	1,102	343	1,164	1,983	12,456	1,626	8,797	3,609	21,253
July	361	455	1,031	6,031	197	1,270	85	247	274	924	449	993	2,397	9,920	1,525	7,096	3,922	17,01

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Other Construction Workers ⁽¹⁾	Total Construction Workers
1942	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	2,313
1943	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	4,512
1944	532	5,396	1,259	67	906	695	646	9,501
1945	410	7,588	4,333	81	1,550	2,761	842	17,565
1946	316	11,814	5,618	150	1,804	2,682	1,249	23,633
1947	367	13,067	5,207	152	1,648	1,884	1,300	23,625
1948	1,375	24,425	7,728	411	2,796	2,561	4,988	44,284
1949	2,793	37,479	11,042	1,358	4,290	4,405	8,096	69,463
1950	2,620	35,038	9,708	1,452	4,752	3,978	7,922	65,470
1951								
1st Quarter	1,587	18,297	3,875	903	1,998	1,160	3,623	31,443
2nd Quarter	551	5,446	1,021	309	1,238	694	1,166	10,425
3rd Quarter	149	1,870	983	89	405	514	484	4,494
4th Quarter	1,300	12,146	5,237	982	1,037	659	2,986	24,347
Total, 1951	3,587	37,759	11,116	2,283	4,678	3,027	8,259	70,709
1952								
January	1,108	9,158	2,178	597	887	535	1,950	16,413
February	884	7,064	1,351	449	920	546	1,392	12,606
March	638	4,643	809	292	853	465	1,001	8,701
1st Quarter	2,630	20,865	4,338	1,338	2,660	1,546	4,343	37,720
April	335	2,975	476	149	594	376	683	5,588
May	175	1,472	241	105	382	245	345	2,965
June	130	1,398	309	79	373	284	519	3,092
2nd Quarter	640	5,845	1,026	333	1,349	905	1,547	11,645
July	93	1,129	432	114	351	384	548	3,051
August	66	917	397	56	246	239	424	2,345
September	79	1,032	465	39	175	211	349	2,350
3rd Quarter	238	3,078	1,294	209	772	834	1,321	7,746
October	106	1,562	940	42	187	216	533	3,586
November	248	3,157	1,508	167	236	240	1,276	6,832
December	646	6,536	1,839	346	366	265	2,234	12,332
4th Quarter	1,000	11,255	4,287	555	789	721	4,043	22,650
Total, 1952	4,508	41,043	10,945	2,435	5,570	4,006	11,254	79,761

(1) Comprises foremen, inspectors, managers, structural iron workers, and other construction occupations.

(2) Not available.

TABLE 66. - APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING⁽¹⁾ AND GRADUATES, CANADA, (2)
1945 — 1952.

Period	Bricklaying		Carpentry		Painting and Decorating		Plastering		Plumbing and Steamfitting		Electrical		Sheet Metal		All Trades	
	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates
1945 ⁽³⁾	46	1	237	14	61	4	21	2	318	13	361	19	167	14	1,211	67
1946	80	11	289	50	79	18	31	2	499	51	584	65	248	39	1,810	236
1947	357	28	1,151	172	291	42	161	14	1,182	116	1,170	200	559	70	4,871	642
1948	675	211	1,537	437	297	87	248	54	1,555	161	1,342	346	629	163	6,283	1,459
1949	573	300	1,365	557	230	108	245	98	1,704	573	1,336	495	571	192	6,024	2,323
1950	369	124	1,043	260	165	45	252	70	1,607	523	1,273	357	512	136	5,221	1,515
1951																
1st Quarter	346	17	1,066	50	177	4	257	11	1,649	66	1,393	67	615	33	5,503	248
2nd Quarter	370	17	1,044	66	183	6	255	15	1,682	99	1,435	102	617	18	5,586	323
3rd Quarter	374	42	996	79	175	9	253	17	1,632	83	1,411	93	613	35	5,454	358
4th Quarter	347	17	967	38	171	9	270	16	1,578	76	1,358	87	594	26	5,285	269
Total, 1951	—	93	—	233	—	28	—	59	—	324	—	349	—	112	—	1,198
1952																
1st Quarter	346	16	975	42	163	9	282	16	1,642	56	1,405	83	632	29	5,445	251
2nd Quarter	341	16	957	59	149	13	272	16	1,645	85	1,427	85	619	19	5,410	293
3rd Quarter	335	22	934	67	142	4	256	17	1,368	60	1,348	66	611	35	4,994	271
4th Quarter	321	15	946	47	156	9	264	17	1,647	75	1,494	55	589	30	5,417	248
Total, 1952	—	69	—	215	—	35	—	66	—	276	—	289	—	113	—	1,063

(1) At beginning of period.

(2) Data do not include Prince Edward Island which has no organized apprenticeship training and Quebec for which no reports on apprenticeship training are available.

(3) Data for 1945 excludes New Brunswick for the year and Alberta, Saskatchewan and Manitoba for the first nine months of the year.

TABLE 67.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA,
1939 — 1952.

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Total Skilled Construction Workers	Semi-Skilled and Unskilled Construction Workers	Total Construction Workers
1939 ⁽¹⁾	8	35	20	6	13	20	17	119	6	125
1940 ⁽¹⁾	6	58	16	3	11	21	6	121	15	136
1941 ⁽¹⁾	5	59	12	4	11	16	4	111	10	121
1942 ⁽¹⁾	6	74	9	1	14	22	1	127	11	138
1943 ⁽¹⁾	5	106	13	0	25	18	6	173	6	306
1944 ⁽¹⁾	10	166	22	1	34	27	5	265	0	265
1945	8	264	30	2	31	65	45	445	0	445
1946	21	267	80	8	64	169	24	633	51	684
1947	164	778	241	55	164	653	141	2,196	671	2,867
1948	454	1,281	348	122	234	827	161	3,427	3,075	6,502
1949	413	809	225	76	141	581	72	2,317	969	3,286
1950	303	639	174	37	98	369	40	1,660	448	2,108
1951										
1st Quarter	188	347	89	21	56	265	20	986	122	1,108
2nd Quarter	443	679	275	64	155	517	88	2,221	371	2,592
3rd Quarter	530	854	270	37	161	645	92	2,589	306	2,895
4th Quarter	788	1,207	322	48	290	1,023	100	3,778	174	3,952
Total, 1951	1,949	3,087	956	170	662	2,450	300	9,574	973	10,547
1952										
1st Quarter	424	697	210	35	115	316	59	1,856	169	2,025
2nd Quarter	513	921	297	64	172	451	62	2,480	689	3,169
3rd Quarter	175	385	140	25	72	227	42	1,066	80	1,146
4th Quarter	79	214	104	12	45	151	38	643	48	691
Total, 1952	1,191	2,217	751	136	404	1,145	201	6,045	986	7,031

(1) Estimated from fiscal year figures.

TABLE 68.—STRIKES AND LOCKOUTS IN THE BUILDING INDUSTRY, THE BUILDING MATERIAL INDUSTRIES,
AND IN ALL INDUSTRIES, CANADA, 1939 — 1952.

Period	The Building Industry			Building Material Industries			All Industries		
	Number of Strikes	Number of Workers	Time Lost in Working Days	Number of Strikes	Number of Workers	Time Lost in Working Days	Number of Strikes	Number of Workers	Time Lost in Working Days
1939	3	149	295	8	1,085	5,605	122	41,038	224,588
1940	6	508	1,398	2	620	5,500	168	60,619	266,318
1941	13	3,384	9,365	12	6,782	20,630	231	87,091	433,914
1942	22	2,872	3,420	30	9,580	31,392	354	113,916	450,202
1943	4	397	1,186	34	15,407	159,222	402	218,404	1,041,198
1944	6	427	1,212	13	3,720	5,322	199	75,290	490,139
1945	5	325	2,848	17	2,687	10,703	197	96,068	1,457,420
1946	12	892	6,535	23	39,684	1,459,840	228	139,474	4,516,393
1947	32	6,057	44,262	25	3,037	58,049	236	104,120	2,397,340
1948	18	3,322	39,546	11	1,189	7,405	154	42,820	885,793
1949	13	3,602	41,120	10	890	11,420	137	51,437	1,063,667
1950	12	2,258	28,836	19	7,295	69,344	161	192,153	1,389,039
1951 ⁽²⁾	31	7,260	63,569	23	1,705	19,081	373	128,620	901,739
1952 ⁽³⁾									
January	1	7	65	0	—	—	15	5,749	75,220 ⁽²⁾
February	1	7	10	0	—	—	22	13,048	47,603
March	1 ⁽²⁾	18 ⁽²⁾	230 ⁽²⁾	2 ⁽²⁾	212 ⁽²⁾	1,612 ⁽²⁾	26	5,204	65,502
April	3 ⁽²⁾	126 ⁽²⁾	198 ⁽²⁾	5 ⁽²⁾	541 ⁽²⁾	4,430 ⁽²⁾	35	12,055	178,605 ⁽²⁾
May	9 ⁽²⁾	7,097 ⁽²⁾	41,184 ⁽²⁾	1 ⁽²⁾	160 ⁽²⁾	3,500 ⁽²⁾	42	22,973 ⁽²⁾	247,733 ⁽²⁾
June	6	9,241	146,660	1	160	3,000	40	59,364	708,382
July	8	3,847	67,510	1 ⁽²⁾	160 ⁽²⁾	3,000 ⁽²⁾	47	55,737	881,318
August	8	3,797	57,320	4	779	7,970	43	15,018	205,515
September	6	1,494	9,580	1	360	240	41	15,045	203,245
October	3	2,944	9,725	1	140	700	38	13,322	165,009
November	1	436	5,250	1	140	1,000	22	5,084	44,176
December	4	673	6,134	0	—	—	18	3,646	47,279 ⁽²⁾
Total, 1952	51	29,687	343,866	17	2,652	25,452	389	226,245	2,869,587

(1) Since some strikes overlap from one month to another, annual totals of the number of strikes, and number of workers involved, need not equal the sums of the respective monthly figures.

(2) Revised.

(3) Preliminary.

BUILDING COSTS

TABLE 69.—INDEXES OF WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL CONSTRUCTION MATERIALS, CANADA, 1939 — JANUARY, 1953.
(1939 = 100)

Period	Lumber and its Products	Cement, Gravel and Sand	Brick, Tile and Stone	Paint and Glass	Lath, Plaster and Insulation Materials	Roofing Materials	Plumbing and Heating Equipment	Electrical Equipment and Fixtures	Other Materials	Composite Index Residential Building Materials	Composite Index All Con- struction Materials
1939	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1940	113.5	100.6	100.8	118.5	100.3	106.0	103.4	104.6	104.4	107.8	106.6
1941	132.7	105.4	108.1	140.1	103.4	114.0	111.3	106.4	107.6	119.8	119.6
1942	146.0	107.2	112.1	151.1	105.4	118.5	116.5	107.7	112.4	128.0	128.4
1943	163.3	107.7	116.4	153.7	105.4	125.0	116.5	107.7	112.7	136.0	135.1
1944	179.6	108.3	118.2	150.8	105.4	130.6	116.5	107.7	112.7	143.3	141.9
1945	182.4	108.6	119.8	146.3	105.4	130.2	118.6	108.8	121.8	145.0	142.0
1946	192.7	108.5	124.5	148.4	104.8	140.4	123.5	114.2	120.8	151.0	150.4
1947	230.7	116.8	137.3	174.5	107.9	165.5	141.0	143.9	136.7	176.4	185.6
1948	291.5	130.1	147.2	188.3	117.4	193.6	163.4	165.8	155.1	212.6	218.2
1949	307.2	135.1	155.3	184.8	119.0	185.1	174.9	169.3	167.2	222.9	224.7
1950	332.1	139.6	168.4	179.8	117.4	226.1	177.8	180.2	173.2	237.1	245.1
1951											
March	400.9	149.3	181.4	198.8	127.4	251.3	198.9	193.0	195.6	276.2	285.8
June	411.1	148.8	187.0	205.3	127.5	216.9	206.7	215.6	200.0	282.7	284.5
September	411.1	153.2	187.1	205.3	127.5	216.9	211.1	215.0	210.1	284.4	285.5
December	406.8	154.3	188.5	204.0	127.5	211.3	211.6	214.9	212.3	282.6	283.8
Annual Average	405.1	150.0	185.9	203.5	127.1	227.4	204.1	207.2	203.2	279.7	284.2
1952											
January	404.9	157.8	188.5	203.6	127.5	202.6	210.6	213.7	212.3	281.4	283.6
February	403.8	158.4	188.5	206.3	127.5	214.2	210.6	210.8	212.3	281.4	283.9
March	401.2	158.4	198.0	205.5	127.5	211.3	210.3	206.6	212.3	280.3	282.5
April	396.9	157.6	198.0	204.2	129.9	208.3	210.6	203.5	217.4	278.8	280.6
May	395.2	157.6	204.5	199.3	129.9	205.5	209.8	203.5	217.4	278.0	281.3
June	395.2	157.6	204.5	199.8	129.9	202.6	208.8	201.8	217.4	277.6	281.1
July	394.9	157.8	204.5	197.9	129.9	208.4	208.9	207.9	217.4	277.9	281.9
August	394.9	159.9	204.5	197.9	129.9	214.2	208.9	207.6	217.4	278.2	282.7
September	394.9	160.7	204.5	197.9	129.9	211.3	208.9	207.2	217.4	278.2	282.6
October	394.4	160.7	204.5	197.9	129.9	211.3	208.9	207.2	217.4	277.9	283.7
November	394.3	160.7	205.2	195.7	129.9	211.3	206.7	207.2	218.7	277.5	283.7
December	393.8	161.9	205.2	200.6	129.9	208.5	206.9	207.1	218.7	277.4	283.0
Annual Average	397.1	159.1	200.9	200.5	129.3	209.1	209.2	207.0	216.3	278.7	282.6
1953											
January	393.6	161.8	205.2	201.4	129.9	208.5	206.9	206.1	218.7	277.3	283.6

TABLE 70.—INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES AND IN ALL INDUSTRIES, CANADA, ⁽¹⁾
1939 — JANUARY, 1953.
(1939 = 100)

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Unskilled Construction Workers	All Construction Workers	All Industries (Including Holiday Pay Allowances)
1939	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1940	103.6	105.1	104.5	105.7	104.4	107.0	103.8	104.8	104.5	103.9
1941	109.4	112.9	111.0	110.7	113.1	112.3	113.8	108.4	111.6	113.1
1942	112.9	119.2	117.1	113.6	118.4	118.0	116.3	125.4	118.6	122.5
1943	118.9	127.6	127.9	121.3	122.9	125.5	125.3	142.6	127.7	133.7
1944	120.4	129.0	129.3	122.6	123.6	126.3	125.3	148.1	130.4	138.8
1945	122.4	131.4	131.4	125.7	124.9	129.0	125.3	150.5	131.1	151.5
1946	134.0	144.4	143.1	136.1	137.0	141.9	141.8	160.0	143.9	156.5
1947 ⁽²⁾	163.9	160.1	152.5	155.7	152.3	152.0	158.6	185.6	160.6	177.7
1948	172.7	176.1	172.4	178.1	171.3	171.7	169.6	197.4	176.3	180.4
1949	178.0	183.7	184.5	182.2	182.2	179.2	177.0	203.6	184.2	209.8
1950 ⁽²⁾	182.0	193.8	196.6	194.2	187.5	189.3	191.2	215.6	194.0	221.1
1951 ⁽²⁾	201.5	220.2	219.0	208.0	206.6	212.9	213.4	247.4	217.2	246.3
1952										
January	202.3	220.2	222.1	208.4	210.0	215.6	214.3	247.4	219.0	252.9
February	202.5	220.6	223.2	208.7	210.5	215.7	217.6	247.6	219.4	254.3
March	202.7	220.8	224.2	208.9	211.1	215.7	217.6	247.7	219.4	256.4
April	207.0	225.8	235.3	217.0	213.7	222.7	225.7	259.8	224.6	259.2
May	211.6	229.9	236.3	217.7	214.9	222.7	228.1	261.8	227.4	260.2
June	211.6	229.9	236.3	217.7	214.9	225.1	228.1	261.8	227.7	262.1
July	212.8	231.1	237.0	219.2	216.4	226.2	228.8	263.6	228.9	264.0
August	213.2	233.6	237.3	220.1	221.1	226.7	235.3	264.1	231.2	265.9
September	214.0	233.6	240.7	220.1	222.1	229.3	235.3	265.0	231.5	267.9
October	214.0 ⁽²⁾	234.1	246.1	220.1	227.6	229.3	237.0	265.0	232.9	269.8
November	214.0	235.0	246.6	220.1	227.6	230.3	237.2	265.3	233.2	271.7
December	214.0	235.0	246.6	220.1	227.6	230.3	237.2	265.3	233.2	273.6
Annual Average	210.0	229.1	236.0	216.5	218.1	224.1	228.5	259.5	227.4	263.2
1953										
January	213.8	234.6	242.6	220.8	226.8	229.9	236.5	268.3	233.2	275.5

(1) For source and details of compilation see p. 128.

(2) Revised.

TABLE 71.—COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY
WITH WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE
PRICES OF ALL CONSTRUCTION MATERIALS, WHOLESALE PRICE INDEX OF ALL
COMMODITIES AND INDEXES OF COST OF LIVING AND RENT, 1939 — FEBRUARY, 1953.
(1939 = 100)

Period	Residential Building Materials and Wage Rates ⁽¹⁾	All Construction Materials and Wage Rates ⁽¹⁾	All Commodities	Cost of Living	
				Rent	Total
1939	100.0	100.0	100.0	100.0	100.0
1940	106.4	105.7	109.9	102.4	104.0
1941	116.4	116.3	119.4	105.4	110.0
1942	124.1	124.4	126.8	107.2	115.3
1943	132.5	132.0	132.6	107.4	116.7
1944	137.6	137.1	135.9	107.8	117.1
1945	139.2	137.8	133.2	108.0	117.7
1946	148.0	148.2	140.0	108.6	121.8
1947	168.3	174.3	164.6	112.4	133.5
1948	195.2	202.4	195.0	116.3	152.7
1949	207.3	208.4	199.9	118.5	158.4
1950	219.5	224.2	212.9	128.0	164.1
1951					
March	244.3	249.9	243.7	132.6	177.0
June	253.5	254.6	244.7	134.7	181.4
September	258.4	259.0	242.0	137.5	187.0
December	257.9	258.5	239.5	139.5	188.3
Annual Average	251.7	254.3	242.0	134.9	181.8
1952					
January	258.0	259.2	238.7	139.5	188.7
February	258.1	259.5	234.5	139.5	188.0
March	257.4	258.7	232.7	140.9	186.3
April	258.8	259.9	227.8	140.9	185.9
May	259.6	261.5	226.6	140.9	183.9
June	259.4	261.5	228.3	142.5	184.5
July	260.1	262.4	227.3	142.5	185.2
August	261.3	263.9	225.7	142.5	184.8
September	261.4	264.0	223.9	143.4	183.8
October	261.8	265.2	222.8	143.4	182.3
November	261.8	265.4	223.7	143.4	182.1
December	261.7	265.0	223.0	144.4	181.5
Annual Average	259.9	262.2	227.9	142.0	184.8
1953					
January	261.7	265.4	223.3	144.7	181.7
February	— ⁽²⁾	— ⁽²⁾	222.7	145.0	182.2

(1) For weighting and method of compilation see p. 129.

(2) Not yet available.

TABLE 72.— CONSUMERS PRICE INDEX WITH INDEXES OF RENT, HOME OWNERSHIP AND
SHELTER COST, CANADA, 1949 — FEBRUARY, 1953.
(1949 = 100)

Period	Consumers Price Index ⁽¹⁾			
	Rent	Home Ownership	Shelter Cost	Total
1949.....	100.0	100.0	100.0	100.0
1950.....	108.2	103.6	106.2	102.9
1951				
March.....	112.4	110.4	111.5	110.8
June.....	114.4	116.2	115.2	113.7
September.....	116.8	117.7	117.2	116.5
December.....	118.6	117.7	118.2	118.1
Annual Average.....	114.5	114.4	114.4	113.7
1952				
January.....	118.6	117.8	118.3	118.2
February.....	118.6	118.0	118.3	117.6
March.....	119.9	118.0	119.1	116.9
April.....	119.9	118.8	119.4	116.8
May.....	119.9	119.2	119.6	115.9
June.....	121.3	119.2	120.4	116.0
July.....	121.3	119.6	120.6	116.1
August.....	121.3	119.7	120.6	116.0
September.....	122.3	119.8	121.2	116.1
October.....	122.3	120.4	121.5	116.0
November.....	122.3	120.3	121.4	116.1
December.....	123.3	120.7	122.2	115.8
Annual Average.....	120.9	119.3	120.2	116.5
1953				
January.....	123.5	120.7	122.3	115.7
February.....	123.8	120.7	122.5	115.5

(1) For explanatory note see page 129.

TABLE 73.— PERCENTAGE DISTRIBUTION OF NEW COMPLETED DWELLINGS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946 — 1952.

Period of Completion	Number of Months under Construction ⁽¹⁾					Average Number of Months under Construction
	1 - 3	4 - 6	7 - 9	10 - 12	More than 12	
	(per cent)	(per cent)	(per cent)	(per cent)	(per cent)	
1946	—	—	—	—	—	11.0
1947	—	—	—	—	—	8.0
1948	20	32	27	12	9	6.5
1949	18	34	29	11	8	7.0
1950	17	37	26	10	10	7.2
1951						
January	13	38	39	1	9	7.1
February	4	36	44	3	13	8.0
March	3	39	39	8	11	8.1
April	7	34	44	10	5	7.6
May	5	25	49	14	7	8.5
June	13	21	45	12	9	7.7
July	28	19	36	10	7	6.8
August	27	27	21	13	12	7.2
September	21	47	11	12	9	6.5
October	17	54	13	9	7	6.3
November	19	45	17	3	16	7.1
December	14	41	33	2	10	7.0
Annual Average	14	35	33	8	10	7.3
1952 ⁽²⁾						
January	10	37	30	6	17	8.2
February	3	33	37	10	17	8.7
March	5	32	41	8	14	8.4
April	5	27	41	17	10	8.9
May	9	25	39	19	8	8.2
June	20	19	35	14	12	7.8
July	32	26	19	11	12	6.9
August	40	38	10	7	5	5.2
September	28	45	8	5	14	6.9
October	25	54	8	5	8	6.3
November	20	58	13	2	7	6.1
December	18	58	18	2	4	5.8
Annual Average	17	38	25	9	11	7.3

(1) Not available for 1946 and 1947.

(2) Revised.

SECTION 8
BUILDING INDUSTRY

TABLE 74.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES,
AND IN ALL INDUSTRIES, CANADA, 1939—1952.

Period	Construction Industry				Building Material Industries				All Industries			
	Number of Bank- ruptcies ⁽¹⁾	Assets (\$'000)	Liabilities (\$'000)	Number of Bank- ruptcies ⁽¹⁾	Assets (\$'000)	Liabilities (\$'000)	Number of Bank- ruptcies ⁽¹⁾	Assets (\$'000)	Liabilities (\$'000)	Assets (\$'000)	Liabilities (\$'000)	Number of Bank- ruptcies ⁽¹⁾
1939	58	401	688	17	258	361	1,109	12,212	15,946			
1940	72	672	942	12	160	173	1,003	10,433	13,184			
1941	91	538	1,202	14	192	279	918	6,600	9,471			
1942	73	526	770	13	414	364	725	7,715	10,709			
1943	53	393	576	10	378	523	416	2,275	4,676			
1944	32	211	425	8	67	169	273	2,112	4,203			
1945	56	248	645	12	105	290	264	1,650	3,792			
1946	35	358	580	3	41	56	269	3,411	5,984			
1947	53	581	1,102	29	878	1,107	509	6,994	11,107			
1948	73	679	1,375	25	1,286	1,309	799	12,849	18,151			
1949	68	1,158	1,775	55	2,550	3,281	1,045	18,616	27,058			
1950	148	1,601	2,879	40	728	1,328	1,275	20,757	32,113			
1951												
1st Quarter	33	384	602	6	125	210	242	3,830	6,109			
2nd Quarter	36	252	687	4	52	73	275	4,047	7,115			
3rd Quarter	24	239	525	6	733	920	397	3,533	7,203			
4th Quarter	45	477	871	12	1,168	1,564	435	7,884	12,312			
Total, 1951	138	1,352	2,685	28	2,078	2,767	1,349	19,294	32,739			
1952												
1st Quarter	46	417	848	9	190	328	451	3,792	6,285			
2nd Quarter	36	269	578	14	309	518	374	4,061	5,301			
3rd Quarter	17	250	480	9	183	296	264	2,432	4,886			
4th Quarter	38	892	1,355	15	327	519	345	6,625	12,411			
Total, 1952	137	1,828	3,261	47	1,009	1,661	1,434	16,912	28,883			

(1) See p. 130.

TABLE 75.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES,
CANADA, 1939 — JANUARY, 1953.
(1939 = 100)

Period	Sixteen Building Material Companies	Eighty-two Industrial Companies
1939.....	100.0	100.0
1940.....	92.2	81.4
1941.....	79.7	70.1
1942.....	75.8	66.2
1943.....	90.6	86.2
1944.....	94.3	86.4
1945.....	118.0	102.7
1946.....	152.2	119.1
1947.....	139.9	108.9
1948.....	138.1	117.5
1949.....	145.8	113.1
1950.....	189.1	139.9
1951		
March.....	256.0	180.9
June.....	262.1	180.3
September.....	314.1	203.3
December.....	295.0	198.0
Annual Average.....	277.3	188.6
1952		
January.....	300.4	204.7
February.....	298.4	203.1
March.....	291.4	200.2
April.....	278.7	197.9
May.....	269.1	189.0
June.....	273.0	191.7
July.....	286.3	195.8
August.....	304.6	197.1
September.....	295.7	191.1
October.....	282.3	180.6
November.....	289.7	185.5
December.....	292.6	186.3
Annual Average.....	288.5	193.6
1953		
January.....	298.7	191.1

PART III

SOURCES AND EXPLANATORY NOTES

SOURCES AND EXPLANATORY NOTES

Sources and explanatory notes are organized in the order of the factual material referred to in Parts I and II. Where figures are rounded to the nearest thousand or million, totals do not necessarily equal the sum of their constituent items. Frequent references are made to the Dominion Bureau of Statistics and to the Central Mortgage and Housing Corporation. In the following notes these organizations are designated by the abbreviations, "D.B.S." and "C.M.H.C." respectively.

PART I CHARTS

FIGURE 1.—Chart based on data shown in Tables 1 and 8.

FIGURE 2.—Chart based on data shown in Tables 46 and 52.

FIGURE 3.—Chart based on data shown in Tables 69-72.

PART II TABULAR MATERIAL

TABLE 1.—Net family formation is the total number of families formed minus the number of existing families dissolved. The number of families formed is taken as the sum of marriages and married female immigrants. Dissolutions represent the sum of deaths to married persons, emigration of married females and divorces.

Data on marriages for the period 1939-1952, deaths to married persons for the period 1939-1951 and data on divorces for the period 1939-1952 obtained by courtesy of the Vital Statistics Section, Division of Social Welfare, D.B.S. Quarterly deaths to married persons during 1952 estimated by the Economic Research Department, C.M.H.C., on the basis of total deaths during the corresponding periods. Quarterly data on divorces during 1951 and 1952 have been averaged from annual totals and will be revised when actual data become available.

The net family formation series was adjusted by pro-rating the difference between the computed net family formation 1941-1951 and the actual number of families formed in the same period according to the 1951 census. During the intercensal period the computed net family formation totalled 719,100 while the 1951 census shows an increase of 682,300. The difference of 36,800 (5 per cent) was pro-rated over the ten year period to conform with the census totals. The number of families at the end of 1949 does not represent the number of families at the end of 1948 plus net family formation in 1949 because of the inclusion of Newfoundland families in March, 1949.

TABLE 2.—Data compiled by Economic Research Department, C.M.H.C. from 1941 and 1951 census material. Urban population is classified according to the 1951 census definition throughout. The *other urban* category is a residual figure for both years. Newfoundland data are included in 1951.

TABLE 3.—Population data for 1951 represent the census count for that year. Data for births, deaths and marriages for the period 1939-52, obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S.

Until the end of 1950, annual and monthly data for births, deaths and marriages are based on tabulated figures by month of occurrence on the basis of residence. Figures for 1951 and 1952 are provisional and represent registrations filed in Provincial Vital Statistics offices during the month under review regardless of month of occurrence.

TABLE 4.—Rates calculated on the basis of data shown in Table 3.

TABLE 5.—Data obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S. Total births in this table do not equal total births in Table 3 as in this table illegitimate and still births are excluded.

TABLE 6.—Data compiled by courtesy of D.B.S. from data supplied by the Immigration Branch, Department of Citizenship and Immigration.

TABLE 7.—Data compiled by the Economic Research Department, C.M.H.C. Sources are the same as for Table 6.

TABLE 8.—Sources of data shown in Table 8 are as follows:

1945 *Housing Statistics*, 1946, D.B.S.

1946 Data for completions obtained from *Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and other Areas as Completed in the Nine Months Ending September 30, 1947*, D.B.S. Data for units under construction at the end of 1946 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S.

1947 Data for completions obtained from *Supplement to Housing Statistics*, 1947, D.B.S. Data for units under construction at the end of 1947 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S. Data for starts during 1947 estimated by Economic Research Department, C.M.H.C. from figures supplied by Public Finance Statistics Division, D.B.S.

1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.

1950-1952 Data obtained from monthly issues *New Residential Construction*, D.B.S.

Data for housing units completed in Canada during 1945, 1946 and 1947 are based on returns received from 623 municipalities out of a total of 3,845 or approximately 66 per cent of the total population of incorporated municipalities. For detailed explanation of coverage and statistical technique used see *Housing Statistics*, 1946, D.B.S.

Estimates for 1948-1952 are based on the results of a nation-wide survey carried out each month by D.B.S. with the co-operation of C.M.H.C. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

The number of units under construction as shown for the end of February, 1953, does not equal the number shown as under construction at the end of 1952 plus starts less completions during the first 2 months of 1953. The figures for units under construction are subject to adjustment each month because of errors in the designation of starts between single and multiple units, and also because of the cancellation of some starts reported in previous months.

TABLE 9.—Actual data were obtained from the same sources as are shown for the material in Table 8. The seasonally adjusted series was prepared by the Economic Research Department in the following manner:

First a seasonally adjusted quarterly series was prepared for each region, Maritimes, Quebec, Ontario, Prairies, and British Columbia. These series were added together to obtain quarterly figures for Canada and multiplied by four to express the series in terms of an annual rate. The regional seasonal indexes on which the series is based were calculated by the moving average method. Data for Newfoundland were excluded throughout because of the lack of quarterly information prior to 1950.

TABLE 10.—The data on dwellings started in metropolitan areas and in other cities and towns with population of 5,000 and over are obtained by direct count by C.M.H.C. Dwellings started in other areas are estimates prepared by D.B.S. based on sample surveys. Sources of data are:

1947 Data compiled by the Economic Research Department, C.M.H.C., from figures supplied by the Public Finance Statistics Division, D.B.S.

1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.

1950-February, 1953 Data obtained from monthly issues *New Residential Construction*, D.B.S.

March, 1953 Statistical Department, C.M.H.C.

TABLE 11.—Sources are the same as for Table 8.

TABLE 12.—Sources of data shown in Table 12 are as follows:

1947 Data obtained from *Supplement to Housing Statistics, 1947, Dwelling Units—Types of Buildings and Types of Construction for Individual Municipalities and Others Areas*, D.B.S.

1948-1952 Sources are the same as for Table 8.

TABLE 13.—Data based on reports compiled by the Statistical Department, C.M.H.C.

TABLE 14.—Data for this publication for the years 1939-1948 were obtained from *Residential Real Estate in Canada*, by O. J. Firestone, University of Toronto Press, 1951, Tables 77 and 78, pp. 281 and 283. Annual data shown in *Residential Real Estate* for 1949 were preliminary and had been revised. The quarterly estimates for 1950 and 1951 were made by the Economic Research Department, C.M.H.C. Data for 1949-1952 include an allowance for Newfoundland.

Gross residential capital formation represents an estimate of expenditures on new construction, on major improvements and alterations to existing structures. It includes also supplementary house-building expenses of installed non-moveable equipment and payments for professional land and repair services such as architectural and legal fees.

Capital consumption represents an estimate of depreciation and accidental losses to the stock of residential capital such as may be caused by fire, flood, or storm.

Both gross residential capital formation and gross capital consumption are net of raw land and relate to the value of assets created by construction activity only.

Information on the services and methods of estimation may be found in detail in *Residential Real Estate*, pp. 418-430.

TABLE 15.—Source is the same as for Table 14. Values involved are based on 1939 prices throughout.

TABLE 16.—Data for "other" construction for the period 1945-1950 obtained from *Private and Public Investment in Canada 1926-1951*, Department of Trade and Commerce, Ottawa, p. 151. Annual data shown in *Private and Public Investment in Canada* for 1951 were preliminary and have been revised by the Economics Division, Department of Trade and Commerce.

For the period 1945-1952 housing data estimated by the Economic Research Department, C.M.H.C.

Data on gross national expenditure for the period 1945-1951 obtained from *National Accounts, Income and Expenditure, 1926-1950*, Research and Development Division, D.B.S. and *National Accounts, Income and Expenditure, 1951, and Preliminary 1952*, D.B.S.

TABLE 17.—Data for 1940-February, 1947, obtained from annual and monthly issues *Building Permits Issued in Canada*, Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S. Data for March-December, 1947, compiled by the Economic Research Department, C.M.H.C., from returns made to D.B.S. Data for 1948-1952, provided by courtesy of the General Assignments Division, D.B.S. The number of new dwelling units includes conversions.

TABLE 18.—Data obtained from monthly issues of *The Building Reporter*, published by Hugh C. Maclean Publications Limited, Toronto.

Contracts awarded may be used as an indicator of trends but they are liable to misinterpretation if used as indicators of total volume of residential activity. They relate only to projected work which may or may not be commenced. Coverage is apt to vary over a period of time.

Data on the number of *new housing units* estimated to be involved in contract awards for apartments which replace the series on *apartment blocks* shown in *The Building Reporter* have been derived by the application of a conversion factor to the value of contract awards for apartments made during the periods shown. This has been done to make the data more comparable with the series on building permits issued.

The conversion factor used is simply the average construction cost per dwelling unit of an apartment of the solid masonry type (brick facing and masonry blocks) prevailing throughout Canada during the first six months of 1946 as outlined in the study *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 40-41. 1946 construction costs for the units are estimated at \$6,053, of which \$3,178 are material costs, \$2,270 are on-site labour costs and \$605 are overhead and profits. This conversion factor was adjusted according to variations in the composite index of wholesale prices of residential building materials and wage rates in the construction industry as contained in Table 71.

TABLE 19.—Data compiled by Economic Research Department, C.M.H.C. Publicly-initiated housing comprises starts under the Veterans' Rental Housing Program of C.M.H.C. and the Armed Service Married Quarters' Program of the Department of National Defence, the Federal-provincial housing projects and units built under the Capital Assistance provisions of the Department of Defence Production. Privately-initiated housing with Federal Government financial assistance in the form of loans, covers starts under the National Housing Act, 1944, The Farm Loan Act, 1927, and the Veterans' Land Act, 1942. Privately-initiated housing with Federal Government financial assistance in the form of guarantees comprises starts under the Farm Improvement Loans Act, 1944, and the Rental Insurance Plan, except those rental insurance units approved for National Housing Act loans.

National Housing Act starts for 1947 and 1948 were distributed by quarter according to the pattern established by the number of housing units approved for loans. Starts under the rental insurance plan, the Farm Loan Act, 1927, and the Farm Improvement Loans Act, 1944, were considered to be equal to the number of units approved under these provisions.

As this tabulation covers new permanent houses only, Federal Government guarantees under the home extension provisions of The National Housing Act, 1944, financial assistance for Emergency Shelter units, and construction of temporary units by the Department of National Defence, are excluded.

Data on "publicly-assisted housing starts" for 1950 and 1951 as shown in this table differ from those shown in the 1950 and 1951 issues of *Mortgage Lending in Canada*, C.M.H.C., Table 36, under the title "Dwellings Started and Completed by Principal Source of Financing and Province, Canada". The latter table includes starts of dwellings constructed for Government employees but excludes dwellings started on which double depreciation benefits have been extended. This table, on the other hand, excludes starts on dwellings built for Government employees and includes dwellings built under the double depreciation assistance. An additional difference between data in the two tables is due to the fact that only permanent dwellings are covered in this table whereas starts on temporary dwellings are included in Table 36 of the above mentioned issues of *Mortgage Lending in Canada*.

TABLES 20, 21, 22, 23.—Data compiled by the Statistical Department, C.M.H.C.

TABLE 24.—Data compiled by the Mortgage and Real Estate Division, C.M.H.C.

TABLE 25.—Data compiled by the Statistical Department, C.M.H.C. on a *net* basis. As a result allowances for cancellations, adjustments and reinstatements have been made in the month they were reported and negative figures may appear in a particular month, during which there were more cancellations reported than approvals made.

Whereas the data under the heading "Loans under N.H.A." comprise all Rental Insurance projects with N.H.A. loans approved at time of compilation, the data under the classification "with conventional loans" are residual and in addition to Rental Insurance. Projects without N.H.A. loans may include cases where an N.H.A. loan may be approved in a subsequent quarter. The distribution between N.H.A. loans and conventional loans are preliminary for the last quarter shown and are subject to revision in the Second Quarter, 1953 issue of *Housing in Canada*.

TABLE 26.—Data compiled by the Statistical Department, C.M.H.C.

TABLE 27.—Data compiled by the Economic Research Department, C.M.H.C. from reports prepared by the Statistical Department, C.M.H.C.

TABLE 28.—Data compiled by the Economic Research Department, C.M.H.C. from reports supplied by the Statistical Department and Public Housing Division, C.M.H.C.

The construction work involved in each project varies from one to another but in general a complete land assembly project includes surveying of roads and lots, installation of main and lateral sewers, water mains and hydrants, the ditching, grading, gravelling and surfacing of roads and driveways, the installations of street lights and filling and grading of grounds.

TABLE 29.—Data are from records of Accounting Division, C.M.H.C.

TABLE 30.—Data compiled by the Property Management Department, Mortgage and Real Estate Division, C.M.H.C.

TABLE 31.—Data to the end of 1946 compiled by Wartime Housing Limited.

Financial data for 1947-December, 1951 compiled by the Accounting Division, C.M.H.C. For the years 1947 and 1948, data on the number of housing units started, completed and under construction compiled by the Program Section, Construction Division, and for 1949-1952 by the Statistical Department, C.M.H.C.

TABLE 32.—Data compiled by Statistical Department from data supplied by the Property Management Section, Mortgage and Real Estate Division, C.M.H.C.

TABLE 33.—Data compiled by the Statistical Department, C.M.H.C.

TABLE 34.—Data compiled by the Economic Research Department, C.M.H.C., from reports prepared by the Statistical Department, C.M.H.C.

Data on expenditures are from the records of the Accounting Division, C.M.H.C.

TABLE 35.—Data compiled by the Statistical Department, C.M.H.C.

TABLE 36.—Data compiled by the Statistical Department and Accounting Division, C.M.H.C.

TABLE 37.—Data compiled by the Economic Research Department, C.M.H.C. from information obtained by courtesy of the Research and Statistics Division, Department of Veterans' Affairs. Data on expenditures for 1950-1952 are not comparable with data for previous years as excess costs borne by the veterans and certain improvements included in previous years are not available for 1950-1952.

TABLE 38.—Data obtained by courtesy of the Canadian Farm Loan Board, Department of Finance.

TABLE 39.—Data obtained by courtesy of the Supervisor, The Farm Improvement Loans Act, Department of Finance.

TABLE 40.—Data obtained by courtesy of the Quebec Farm Credit Bureau.

TABLE 41.—Data compiled by the Economic Research Department, C.M.H.C. from monthly reports submitted by 112 lending institutions comprising 40 life insurance companies, 35 trust companies, 22 loan companies, 7 fire insurance companies, and 8 fraternal societies. These companies advanced 94 per cent of the total cash disbursements on mortgage loan account for Canadian real estate made by all companies of these types in 1951.

TABLE 42.—Data compiled by Economic Research Department, C.M.H.C. Source is the same as for Table 41.

TABLE 43.—Data compiled by the Economic Research Department, C.M.H.C. The number of mortgages registered, Greater Toronto Area, 1939-December, 1952 were obtained from the Toronto Registry Office, York East and West Registry Offices and Toronto and York Land Titles Office.

The number of mortgages discharged, Greater Toronto Area, 1939-1952, were obtained from the Toronto Registry Office, York East and West Registry Office and estimates of discharges from Toronto and York Land Titles Office.

The number of real estate transfers obtained through courtesy of the Inspector of Legal Offices.

The number of mortgages registered and discharged in the Province of Ontario reflect mortgage activity as recorded in the 65 registry and 16 land titles offices of the province. Data for the 65 registry offices and one land titles office are based on original records made available by courtesy of the Inspector of Legal Offices, Province of Ontario. Coverage of the remaining 15 land titles offices were obtained by means of a sample survey of the mortgage registrations and discharges during the month of September, 1952, recorded in 10 land titles offices. This information was used in conjunction with the data mentioned above to produce estimates for the province as a whole. For further details of the sample survey see *Mortgage Lending in Canada, 1951*, p. 100.

TABLE 44.—Data obtained from monthly issues of *Statistical Summary*, Bank of Canada.

This classification of bank loans in Canada was commenced in 1934 in pursuance of an amendment to the Bank Act of 1934, and is prepared on the basis of loans outstanding as at October 31 of each year during the period 1939-1946, and as at September 30 in 1947-1949 and at the end of March, June, September and December for 1951 and 1952.

"Building Loans" refers to loans to building contractors and other persons or firms for building purposes.

TABLE 45.—Data compiled by Economic Research Department, C.M.H.C. from information provided by courtesy of D.B.S.

The combined index of construction material production is based on the total value of output of the more important construction materials in terms of 1946 prices. It is designed to measure the overall trend in the physical output of construction materials. Because of the high degree to which producers of construction materials, with the exception of lumber, are responsive mainly to the requirements of the domestic market, the output index provides a rough indication of trends in domestic construction activity.

A closer indication of trends in domestic construction activity, however, can be obtained from the index of domestic disappearance, designed to measure the rate at which the construction industry absorbs materials. To obtain this index, the production index was adjusted, where possible, by the addition of imports, the deduction of exports, and the replacement of the original production data with data on factory sales of materials to take account of producers' inventory changes. The series on domestic disappearance is subject to the limitation that it does not reflect changes in the level of dealers' inventories. This means that in respect to materials such as lumber, where dealers' inventories represent a comparatively high proportion of yearly output or factory shipments, the series shown here cannot be relied on to give an accurate short term indication of the actual absorption of materials on the site. For this reason, lumber was excluded from the series on domestic disappearance shown in this tabulation.

The indexes are based on 23 materials, including lumber, for the period 1939-1945, and on 41 materials for the period 1946-December, 1952. The lumber index in the production series is shown separately because of its heavy weight in relation to the other materials.

TABLE 46.—Sources of data for building materials listed in Table 46 are as follows:

Sawn Lumber:

1939—1949 Annual issues *The Lumber Industry in Canada*, D.B.S.

1950—December, 1952 Monthly issues *Production, Shipments and Stocks on Canada at Saw-mills*, D.B.S.

Hardwood Flooring:

1946—December, 1952 By courtesy The Timber Controller, Department of Trade and Commerce. The unit measure, square feet, represents a surface measure, plus an allowance for waste and tongue irrespective of thickness.

Wood Fibre Building Board:

1945—1948 By courtesy of the Forest Products Statistics Section, D.B.S.

1949—December, 1952 Monthly issues *Rigid Insulating Board Industry*, D.B.S.

Building Brick: Data relate to face and common clay brick.

1945—December, 1952 Estimates prepared by Economic Research Department, C.M.H.C., based on actual production reported to D.B.S. by 55 producers accounting for approximately 97 per cent of brick shipments during 1945.

Data on production of brick, 1946-December, 1952, shown in *Canadian Statistical Review*, D.B.S. represent production of these firms only.

Flue Linings; Vitrified Sewer Pipe; Single Pole Switches; Duplex Receptacles; Outlet Boxes;

Non-Metallic Sheathed Cable; Bath Tubs; Sinks; Wash Basins:

1939—1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Tile:

1939—1952 Monthly issues of *Report on Clay Products Made from Canadian Clays*, D.B.S.

Mineral Wool (Batts, Granulated and Loose):

1939—1949 Annual issues *The Stone Industry in Canada*, D.B.S.

1950—1952 Monthly issues *Mineral Wool*, D.B.S.

Cement:

1939—1949 Annual issues *The Cement Manufacturing Industry in Canada*, D.B.S.

1950—1952 Monthly issues *Cement*, D.B.S.

Concrete Blocks:

- 1939—1945 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.
1948—1952 Estimates prepared by the Economic Research Department, C.M.H.C. based on monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S. which accounts for 82 per cent of total production.

Cement Pipe and Tile:

- 1946 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.
1947—1952 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

Gypsum Wallboard; Gypsum Lath:

- 1939—1949 Annual issues *The Gypsum Industry in Canada*, D.B.S.
1950—1952 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

Gypsum Plaster:

- 1939—1949 Annual issues *The Gypsum Industry in Canada*, D.B.S.
1950—1952 Estimates prepared by the Economic Research Department, C.M.H.C. Production data shown in monthly issues of *Production, Shipments and Stocks of Gypsum Products* include sundry plasters such as moulding plaster, etc. These were excluded in the figures shown in this table.

Builders' Hardware:

- 1939—1942 *Iron and Steel and Their Products 1940-1942*, D.B.S.
1943—1945 *Iron and Steel and Their Products 1943-1945*, D.B.S.
1946—1949 Annual issues *The Hardware, Tools and Cutlery Industry in Canada*, D.B.S.
1950—1952 Estimates prepared by Economic Research Department, C.M.H.C. based on factory sales reported to D.B.S. by firms accounting for about 98 per cent of total sales in 1949.

Warm Air Furnaces:

- 1939—1949 *The Heating and Cooking Apparatus Industry, Canada, 1949*, D.B.S.
1950—1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Domestic Heating Boilers; Cast Iron Radiators:

- 1939—1949 Annual issues *The Heating and Cooking Apparatus Industry, Canada*, D.B.S.
1950—1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Hot Water Storage Tanks:

- 1939—1949 Annual issues *The Sheet Metal Products Industry in Canada*, D.B.S.
1950—1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Electric Hot Water Tank Heaters:

- 1939—1943 *Manufacture of the Non-Ferrous Metals in Canada, 1939-1943*, D.B.S.
1944—1948 Annual issues *The Electrical Apparatus and Supplies Industry in Canada*, D.B.S.
1949 *The Heating and Cooking Apparatus Industry, Canada, 1949*, D.B.S.
1950—1952 Estimates prepared by Economic Research Department, C.M.H.C. based on returns made to D.B.S. from firms accounting for about 86 per cent of production in 1949.

Asphalt Shingles:

- 1940—1942 *Asphalt Roofing Industry, December, 1945*, D.B.S.
1943—1944 *Asphalt Roofing Industry, March, 1948*, D.B.S.
1939 By courtesy the Forest Products Statistics Section, D.B.S.
1945—1947 *Asphalt Roofing Industry, January, 1949*, D.B.S.
1949—1950 *Asphalt Roofing Industry, January, 1951*, D.B.S.
1951—1952 Monthly issues *Asphalt Roofing Industry*, D.B.S.

Tar and Asphalt Felts:

- 1939—1945 By courtesy the Forest Products Statistics Section, D.B.S.
1946—1947 *Asphalt Roofing Industry, March, 1948*, D.B.S.
1948—1952 Monthly issues *Asphalt Roofing Industry*, D.B.S.

TABLE 47.—Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 48.—Data obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

The data on wallboard building board for the period 1939-1947 include insulating board. The data for the period 1948-December, 1950 exclude insulating board as the Emergency Exchange Conservation Act which was in effect from 1948 to December 31, 1950 prohibited the importation of this type of building board.

TABLE 49.—Data obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

Data on lumber exports include planks, boards and squared timber.

Data for lumber in monthly issues of the *Canadian Statistical Review*, D.B.S. include planks and boards only.

TABLE 50.—Data on production of domestic pig iron and steel ingots obtained from *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S. for 1945, and for subsequent periods from annual issues of *The Primary Iron and Steel Industry in Canada*, D.B.S., and monthly issues of *Primary Iron and Steel*, D.B.S. Annual and quarterly revisions for the period 1945-1951 have been made by the Steel Division, Department of Defence Production. Data on production of rolling mill products made from Canadian ingot are estimated by applying a conversion factor of .725 to steel ingot processed in Canada. The conversion factor of .725 allows for the estimated weight loss involved in turning iron and steel shapes out of the ingot form. Data on imported rolling mill products are derived by reducing the total of imported steel, including ingots, by the estimated production loss sustained in processing its ingot content.

Domestic disappearance of rolling mill products is the sum of domestic production and imports less exports.

The volume of rolling mill products being made available to Canadian consuming industries as indicated in "domestic disappearance" exceeds that of "net total domestic shipments" of primary iron and steel shapes from Canadian rolling mills as shown in Table 51. This difference is accounted for by the fact that a portion of imports of primary iron and steel shapes is shipped direct to consuming industries without being processed in Canadian mills. Another factor is that data on production of rolling mill products from Canadian ingot as shown in this table do not show actual production but represent output of iron and steel shapes that would be forthcoming from current ingot production.

TABLE 51.—Data obtained from monthly issues of *Canadian Statistical Review*, D.B.S. Monthly revisions during 1951, provided by the Steel Division, Department of Defence Production.

The classification "Merchant Trade Products" refers to items produced in integrated mills and covers wire and wire products. The "miscellaneous" category includes all steel used in the following: agricultural and other farm implements, machinery and tools, mining and lumbering industries, pressing, forming and stamping industries, public works and utilities, shipbuilding and steel specifically marked for National Defence purposes. During the year 1949 the amount of steel used for National Defence purposes amounted to .3 per cent of the total miscellaneous category. The classification "Producers' Interchange" represents the amount of steel shipped to producers' own plants or to other plants within the primary industry for further processing e.g. black sheet to galvanizing department; hot rolled bars to make railway track material. See also explanatory note to Table 50.

TABLE 52.—Cast-iron Soil Pipe and Fittings; Cast-Iron Pressure Pipe and Fittings; Steel Pipe and Fittings:

1939—1942 *Iron and Steel and Their Products in Canada, 1940-1942*, D.B.S.

1943—1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.

1946—1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Steel:

1942—1952 By courtesy the Steel Division, Department of Defence Production. Structurals include T-bars, Z-bars, H-beams, I-beams, uprights, angles, etc., where any one leg of the section is 3 inches or over.

Wire Nails and Spikes:

1939—1942 *Iron and Steel and Their Products in Canada, 1940-1942*, D.B.S.

1943—1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.

1946—1949 *The Hardware Tools and Cutlery Industry in Canada, 1949*, D.B.S.

1950—1952 Monthly issues *Nails, Tacks and Staples*, D.B.S.

Galvanized Sheets:

1939—1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.

1945—1949 *Primary Iron and Steel Products*, December issues, 1945-1949, D.B.S.

1950—1952 Monthly issues, *Primary Iron and Steel*, D.B.S.

TABLE 53.—Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 54.—Data on imports obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

Data on exports obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

TABLE 55.—Sources of data shown in Table 55 are as follows:

1939—1948 Data obtained from annual issues of *Summary of Monthly Railway Traffic Reports*, D.B.S.

1949—1952 Data obtained from issues of *Monthly Traffic Report of Railways of Canada*, D.B.S.

This series replaces the data on "Movement by Rail of Building Materials" appearing in *Housing in Canada*, prior to the October, 1950, issue which were based on freight loadings at stations in Canada. Whereas the present series covers only freight unloaded for domestic use, thereby including imports and excluding exports, the former series covered freight loaded at Canadian stations and thereby included exports and excluded imports. The present series more closely reflects the use of materials by the construction industry in Canada.

TABLE 56.—Data compiled by the Economic Research Department, C.M.H.C. from information supplied by courtesy of the Employment and Payrolls Statistics Section, D.B.S.

Data are based on monthly reports from employers with 15 or more employees. The materials covered include: lumber, brick, tile, paints, pigments, varnishes, building blocks, roofing and sheathing paper, prefabricated houses, stoves, heaters, furnaces, iron pipe, sheet metal, wallboards, structural iron and steel fabrication, builders' hardware, glass, gypsum products, asbestos building materials, sanitary ware, mineral wool, sand and gravel.

TABLE 57.—Data obtained by courtesy the Economics and Research Branch, Department of Labour.

The figures are compiled on the basis of information submitted through day to day layoff reports and monthly summary reports made by local offices of the National Employment Service. Layoffs that are occasioned by normal seasonal factors are excluded from the compilation as far as possible. For the most part, reports are not received for layoffs involving less than ten workers or for those of less than two weeks' duration.

The layoffs cover manufacturing industries only, and are classified by their cause into three categories: lack of orders; lack of material; and other. The category "other" to a large extent represents non-economic factors such as flood and fire, but it includes some factors that are at least partly economic such as bankruptcies, strikes, and plant closures for repairs or retooling. The latter factors however do not directly reflect the immediate demand and supply conditions of the businesses concerned. The factors which have an immediate bearing on the supply side (lack of material) and on the demand side (lack of orders) of the businesses concerned are shown separately.

TABLE 58.—Data prepared by the Economics Division, Department of Trade and Commerce, from information collected by D.B.S.

The estimates of capital expenditure were based on returns from a selected group of establishments covering in the main those with an annual gross value of output equal to or in excess of \$50,000.

Some of the reporting establishments which are in the building materials field produce other commodities as well, which are not classed as building materials. In such cases of joint production the proportion of investment allocated to the building materials field is estimated on the basis of the proportion of the gross value of output deriving from building material production. In terms of gross value of output a significant degree of joint production occurs in only 16 per cent of the establishments covered.

The building material industries comprise firms producing the following items: cement, building brick, flue linings, vitrified sewer pipe, sawn lumber, hardwood flooring, wood fibre insulating board, builders' hardware, warm air furnaces, domestic heating boilers, cast-iron radiators, hot water storage tanks, electric hot water tank heaters, asphalt board, gypsum lath, gypsum plaster, single-pole switches, duplex and single receptacles, outlet boxes, non-metallic sheathed cable, bath tubs, sinks, wash basins, concrete brick,

shingles, asphalt rolls, cast-iron soil pipe, steel pipe, wire nails and spikes, gypsum wall concrete building blocks, cement sewer pipe, drain pipe and culvert tile, structural tile, drain tile, sand lime brick, granulated mineral wool, bulk or loose mineral wool, gypsum block and tile, tar and asphalt felts, tar and asphalt sheathings, wrought iron pipes and fittings, lead pipe ($\frac{3}{4}$ " water service), copper tubing (water service), closet bowls, closet tanks, toilet seats, structural steel shapes, cast-iron water pipe, mineral wool batts, paints, pigments and varnishes.

TABLE 59.—Data for the period 1939-1945 on employment and unemployment in non-agricultural industries and for the Canadian labour force obtained from *Canadian Labour Force Estimates, 1931-1950*, Reference Paper No. 23, 1951, Labour and Prices Division, D.B.S. Data on employment in the construction industry for 1945 prepared by the Economic Research Department, C.M.H.C. from estimates of paid-workers in the construction industry as contained in *Canadian Labour Force Estimates 1931-1950*, p. 18.

The data in this table for the period 1946-1950 are based on the results of sample surveys undertaken by D.B.S. on an approximate quarterly basis. Results of these samples are published in periodic issues of *The Labour Force Bulletin*, D.B.S.

The estimates for this period are subject to sampling error. In general the smaller the estimate the larger the relative sampling error. In the case of unemployment estimates in the construction industry, the percentage error is apt to be quite high, and reliance can be placed on these figures only with careful reservations. The coefficient of variation for estimates of employment in the construction industry is estimated at 6 per cent. Roughly this means that there are about two chances out of three that the sampling error will be less than 6 per cent; and about one chance in twenty that it will amount to more than 12 per cent.

The construction industry referred to in Table 62 includes engineering as well as building construction, whereas Table 61 covers the building industry only.

The industry classification used in Table 62 is that contained in the *Standard Industrial Classification Manual*, D.B.S. and has the business of the establishment as a basis whereas the *Occupational* class shown is based on the *Standard Summary of Occupational Classes*, D.B.S. where the basis is the actual job performed. Force account employees of non-construction firms are classified by occupation as construction workers if they are employed in construction work but are classified by industry according to the industrial classification of the employing firm. Conversely, non-construction employees in construction firms are classified by industry as construction employees but by occupation according to the work performed e.g. clerical, managerial. The Province of Manitoba was excluded from the June Labour Force Survey, 1950, because of flood conditions. To achieve comparability with preceding periods, estimates for Manitoba were made by Labour and Prices Division, D.B.S. and Economic Research Department, C.M.H.C.

TABLE 60.—Data based on a distribution of employed male construction workers by number of hours worked per week, provided by courtesy the Special Surveys Division, D.B.S. The average number of hours worked per week is shown to indicate overall seasonal variations and longer term trends. It is calculated from a frequency distribution, somewhat more detailed than that shown in this table, on the assumption that the mid-point of each class interval is representative of the group falling therein. The averages shown are subject to sampling error and should be interpreted with caution. The total number of hours worked per week represents the product of the average number of hours worked per week and the number of male workers employed in the construction industry.

TABLE 61.—Data represent new series compiled by the Employment Section of the Labour and Prices Division, D.B.S. from reports made by employers with 15 or more employees. Indexes of employment in the building industry for the period 1939-1946 obtained by courtesy the Employment Section of the Labour and Prices Division, D.B.S.; for the period 1947-1950 from *Employment, Payrolls and Average Weekly Earnings, 1947-1950*, 1951, Employment Section of the Labour and Prices Division, D.B.S. and for 1951-1952 from monthly issues of *Employment and Payrolls*, D.B.S. Indexes of employment in the non-agricultural industries for the period 1945-1946 obtained from *Employment, Payrolls and Average Weekly Earnings, 1936-1946, with Index Numbers of Employment, 1921-1938*, 1951, Employment Section of the Labour and Prices Division, D.B.S.; for the period 1947-1950 from *Employment, Payrolls and Average Weekly Earnings, 1947-1950*,

1951, D.B.S. and for 1951-1952 from monthly issues of *Employment and Payrolls*, D.B.S.

Data for the period 1945-1949 obtained from annual issues of *Annual Review of Employment and Payrolls*, Employment Section of the Labour and Prices Division, D.B.S.; monthly data for 1950 from *The Employment Situation*, D.B.S. and for 1951-1952 from monthly issues of *Employment and Payrolls*, D.B.S.

Data on average weekly earnings in the building industry for the period 1945-1946 obtained by courtesy of the Employment Section of the Labour and Prices Division, D.B.S., for the period 1947-1950 from *Employment, Payrolls and Average Weekly Earnings 1947-1950*, and for 1951-1952 from monthly issues of *Employment and Payrolls*, D.B.S.

Data on the aggregate weekly payroll in the building industry are the product of the number of persons employed and the average weekly earnings.

TABLE 62.—Data compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Data are published monthly in *Statistics of Average Hours Worked and Average Hourly Earnings*, D.B.S.

The number of hourly wage-earners comprises workers who are employed by the hour and excludes salaried personnel and other employees whose earnings are not directly dependent on the number of hours worked. Consequently the total number of hourly wage-earners shown in this table is smaller than the number of persons employed as shown in Table 61.

The statistics on hours worked include overtime as well as the hours put in by part-time and casual workers. Hours credited to persons on leave with pay are also included.

The average hourly and weekly earnings shown represent gross earnings before deduction for taxes, unemployment insurance, etc.

TABLE 63.—Data for the period 1939-1950 obtained from *National Accounts, Income and Expenditure, 1926-1950*, 1951, Research and Development Division, D.B.S. Monthly data for 1951-1952 obtained from *Estimates of Labour Income*, D.B.S.

A series on total construction outlay is shown in Table 16 and a comparison of the two series shows trends that are similar but not identical. There are two reasons for some variation in trend. First, the labour component of construction expenditure does not vary exactly as the other components because of changes in labour output per man hour and different rates of change in wage rates and construction material prices or management and overhead expenses. Second, in the case of labour income estimates a different coverage of the construction industry is made than for estimates of total construction expenditure. Whereas Table 16 is intended to cover all construction expenditures, the estimates in Table 63 do not include: 1) expenditures by unincorporated own account contractors and builders, 2) construction outlay by railway and telephone companies, 3) repair and maintenance construction outlay on force account by non-construction companies, 4) construction outlay by Federal, provincial or municipal governments.

TABLE 64.—Compiled by the Unemployment Insurance Section, Labour and Prices Division, D.B.S., based on weekly reports submitted by local offices of the Unemployment Insurance Commission.

TABLE 65.—Data compiled by the Unemployment Insurance Statistics Section, D.B.S.

A person who has made at least 180 contributions into the Unemployment Insurance Fund, during the two year period immediately preceding a claim for benefits and has made 60 contributions in the year preceding the claim or 45 contributions in the 6 months preceding the claim establishes a benefit year. The series on the number of male workers in the construction industry applying for unemployment insurance benefits is supplementary to data shown in Tables 59 and 64.

The chief limitations of the data in Table 65 as an index of unemployment are as follows: (1) coverage is confined to male workers in construction occupations who come under the terms of the Unemployment Insurance Act, 1941; to the end of 1947 these comprise employees on salary who earn less than \$2,400 annually, employees paid by the hour or by the day, and employees paid by the week unless they earn more than \$3,120 annually and apply for exemption from the Act; from January 1, 1948, to June 30, 1950, salaried personnel earning less than \$3,120 have come under the Act and since July 1, 1950, the ceiling of insurability for salaried employees is raised from \$3,120 to \$4,800 a

year; there are therefore, a number of construction workers not covered in this tabulation; (2) not all unemployed workers have made 180 days' contribution prior to their period of unemployment; (3) a worker who is unemployed twice during a 12 month period does not as a rule establish a benefit year the second time; (4) the establishment of a benefit year does not give an indication of the duration of unemployment.

TABLE 66.—Data compiled by the Vocational Training Branch, Department of Labour.

TABLE 67.—Data compiled by the Economic Research Department, C.M.H.C., from data supplied by courtesy of D.B.S. and the Immigration Branch, Department of Citizenship and Immigration.

TABLE 68.—Data obtained from monthly issues of *The Labour Gazette*, Department of Labour.

TABLE 69.—Revised composite index of wholesale prices of all construction materials obtained from *Wholesale Price Indexes 1913-1950* D.B.S. and monthly issues of *Prices and Price Indexes* D.B.S. These indexes replace the series formerly published in the first quarter, 1951 and preceding issues of *Housing in Canada* on wholesale prices of construction materials in general. For differences between this index and that published in previous issues of *Housing in Canada* see *Wholesale Price Indexes 1913-1950*, D.B.S. p. 4.

Indexes of wholesale prices of residential building materials obtained from *Prices and Price Index Numbers of Residential Building Materials*, March, 1948, D.B.S. and from *Prices and Price Indexes*, April, 1951, D.B.S. Indexes are converted from a 1935-1939 to a 1939 base. The composite index in this series is weighted according to the value of each listed group of materials entering into residential construction as estimated in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 60-67. Insofar as possible the price index for each group of materials is based on the component items shown in the above publication, and weighted accordingly. In some cases however, where the specific material components listed in the publication covered a wide variety of individual items, representative material items were chosen and weighted according to total production in Canada.

The trend of residential building material prices does not vary to a significant extent from the trend for construction materials in general over the period 1926-1952. At January 1953, the index for residential materials stood at 277 on the 1939 base, while the construction material index rose to 284.

The purpose of these group indexes is to reflect the *average* movement of prices of building materials having a characteristic use. In interpreting these indexes certain qualifications should be observed before drawing general conclusions from them. First, the price of each building material in a group rises or falls either independently of the other or possibly in an inter-related fashion depending on the extent of their homogeneity. Changes in prices of each material may also occur at varying rates from another. Consequently a group index provides no information with respect to price changes experienced by a specific building material within a group. Attention is drawn to *Price Index Numbers of Residential Building Materials 1926 to 1948*, Labour and Prices Division, D.B.S., March 1949, which sets out in detail the building materials comprising each group. Secondly, though the indexes are designed, by applying appropriate weighting techniques, to express *national averages* of price changes, they may be modified by regional cost differentials. This problem of regional differentials in housing construction costs is treated at length in Chapters 1 and 2, *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946.

TABLE 70.—Data obtained from the Department of Labour.

Indexes for the individual trades other than sheet metal workers, obtained by courtesy of the Economics and Research Branch for the years 1945-1950 and for the months of March and September, 1951. Monthly interpolations on these indexes for the years 1951 and 1952 were made on the basis of wage rate schedules for 15 cities supplied by courtesy of the Industrial Relations Branch. Each city in these calculations was weighted according to the number of housing unit completions in 1951. The weights used in calculating the index for all construction workers in these interpolations are based on the value of the on-site labour for each trade engaged in residential building as established in *The Labour Value of the Building Dollar*, Housing Administration, Department of Finance, Ottawa, 1943, p. 29. The indexes for 1945-1951 do not properly

represent annual averages as they are based on surveys relating to pay periods which vary somewhat from year to year. The indexes for 1945 relate to October; 1946, December; 1947, July; 1948 and 1949, September; 1950 and 1951, March and September.

The index for sheet metal workers was calculated by the Economic Research Department, C.M.H.C., on the basis of rates for 15 cities obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1945-1950 and by courtesy of the Industrial Relations Board for 1951 and 1952.

The index for all industries was estimated by the Economic Research Department, C.M.H.C., on the basis of the General Average Index as contained in annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1945-1949 and as supplied by courtesy of the Economics and Research Branch for March and September, 1951 and March, 1952. Monthly index numbers for the last nine months, 1951, the year 1952, and January, 1953, estimated by the Economic Research Department on the basis of trend during 1950 and 1951.

The indexes for both all construction workers and all industries, including holiday pay allowances, include a percentage allowance to cover holiday pay assessments effective in most cities in Canada.

TABLE 71.—Composite index of residential building material wholesale prices and wage rates in the construction trades is based on the composite material index shown in Table 69 and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 70. Composite index of all construction material wholesale prices and wage rates in the construction trades is based on the composite material index obtained from *Wholesale Price Indexes 1913-1950*, D.B.S. and monthly issues of *Prices and Price Indexes* D.B.S., and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 70. The weights are based on the proportions established in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, p. 36. The materials are weighted 58.3 in percentage terms, and the wage rates 41.7.

Revised index of wholesale prices of all commodities obtained from *Wholesale Price Indexes 1913-1950* D.B.S. and monthly issues of *Prices and Price Indexes* D.B.S. For differences between this index and that published in *Housing in Canada*, First Quarter, 1951, and previous issues, see *Wholesale Price Indexes 1913-1950*, D.B.S., p. 4.

Remaining data obtained from issues of *Prices and Price Indexes*, D.B.S. and converted to a 1939 base.

TABLE 72.—Data from *Prices and Price Indexes*, D.B.S.

The rental indexes are constructed from a matched sample of tenant households. Rent changes on new rental units are recorded from the time such units are taken into the sample but the absolute differences in rents between old and new units are not taken into account. The higher level of rents between old and new dwellings arises first, because they are new, and second because they are freed from control or are subject to different forms of rent control than older dwellings. Only the second factor is equivalent to a price increase because it is not accounted for by the higher quality of new units. The rental component of the cost of living index does not allow for this price increase factor whereas the rental component of the consumers' price index does. A survey in June, 1952 conducted by D.B.S. showed that decontrolled apartments were renting for an average of 20 per cent more than identical controlled apartments. This figure was taken as a measure of that portion of the difference in rents between old and new units which is attributable to rent control rather than quality differences and has been applied to new rental accommodation built since the base year 1949. By January, 1953 on a 1949 base, the inclusion of this factor had brought the rental component of the 'consumers' price index 00 points or 00 per cent higher than the unadjusted rental component of the cost of living index.

The Home ownership cost index includes 5 principal expenditures; property taxes, mortgage interest, repairs, replacement and insurance. The home ownership index is combined with the rent index to produce the overall shelter cost index. For weighting methods see *The Consumer Price Index, January, 1949-August, 1952*, Queen's Printer 1952.

TABLE 73.—Data for 1946 and 1947 obtained from Annual Report, 1947, C.M.H.C., p. 18. Data for 1948 and 1949 obtained from monthly issues of *Housing Bulletin*, D.B.S. Data for 1950-1952 obtained from monthly issues of *New Residential Construction*, D.B.S.

TABLE 74.—Tabulation based on data obtained by courtesy the Superintendent of Bankruptcy, Department of Justice. The data on bankruptcies in all industries do not correspond exactly with the series published in the D.B.S. quarterly *Commercial Failures*, chiefly because the latter publication includes closures under the Winding Up Act, whereas the series in Table 74 covers the Bankruptcy Act only. There is the additional factor that the D.B.S. series excludes certain assignments and receiving orders under the Bankruptcy Act where the debtor makes a composition of assets and continues in business, whereas all receiving orders and assignments are covered in Table 74.

The series on building materials industry is designed to cover firms engaged in the production of: lumber, wallboard, bricks, flue linings, vitrified sewer pipe, structural tile, drain tile, cement, concrete brick, concrete building blocks, cement drain pipe and culvert tile, warm air furnaces, cast-iron radiators, hot water storage tanks, hot water tank heaters, domestic heating boilers, asphalt shingles, asphalt rolls, tar and asphalt felts, cast-iron soil pipe, sanitary ware, wrought iron pipes, lead pipe water service, structural steel, steel pipe, wire nails and spikes, mineral wool insulation, gypsum wallboard, gypsum lath, gypsum plaster, gypsum block and tile, electrical equipment, and wood fibre insulating board.

The classification of bankruptcies in the construction industry, covers general and trade contractors and small builders classed as "wage earners in the construction trades".

TABLE 75.—Data for the period 1939-1943 obtained from *Prices and Price Indexes, 1913-1943*, D.B.S.

Data for period 1944-1946 obtained from *Prices and Price Indexes, December, 1946*, D.B.S.

Data for 1947-1952 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

- (1) Building materials index based on 16 stocks.
- (2) All industrial index based on 74 stocks during 1945-1947, 76 during 1948 and 82 during 1949-1953.
- (3) Data converted from a 1935-1939 to a 1939 base.

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ECONOMIC RESEARCH DEPARTMENT

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HOUSING IN CANADA

A FACTUAL SUMMARY

SECOND QUARTER, 1953

OTTAWA, CANADA

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FOREWORD

Housing in Canada is published quarterly, designed to provide factual information which will afford as complete and current a picture of the housing situation as possible.

The first issue, published in October, 1946, provided information on an annual basis for the period 1919-1945. In each subsequent issue the established material has been kept up to date on a quarterly basis and new data added. The present issue covers the period 1939 to the second quarter, 1953, providing monthly or quarterly data for 1952 and the more recent period. Each issue is arranged in three parts. The first part comprises a brief factual summary highlighting the results of the statistical material. The second part consists of the tabular material itself and is arranged in eight sections: (1) population trends; (2) house-building activity; (3) publicly-assisted house building; (4) real estate lending; (5) building materials; (6) building labour; (7) building costs; (8) building industry. The third and final part of this report provides sources of the factual material and explanatory notes where interpretation of the series seems appropriate.

Commencing with the April, 1950, issue of *Housing in Canada*, data on Newfoundland were shown separately in Section 9 of Part II. This separation was made partly in the interest of continuity of the tabular material for the rest of Canada and partly because of the immediate scarcity of statistical information for the Province of Newfoundland. Beginning with the second quarter issue, 1951, all statistical series have been revised to include data that are available for the Province of Newfoundland since March 31, 1949, when Newfoundland became part of Canada.

Some of the material incorporated in this report is obtained from original sources with other data submitted by various Federal Government departments, including the Department of Finance, Department of Trade and Commerce, Department of Labour, Department of Veterans' Affairs, Department of Citizenship and Immigration, the Superintendent of Bankruptcy, the Dominion Bureau of Statistics, and the Department of Defence Production. Data are also provided by the Quebec Government through its Farm Credit Bureau.

Housing in Canada concentrates on major trends in the housing field only and provides all available information of substance. As new and improved statistical series become available, they will be incorporated in future issues.

*Central Mortgage and Housing Corporation
Economic Research Department*

Ottawa, June, 1953.

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PART I
FACTUAL SUMMARY

SECTION 1.—POPULATION AND INCOME

(See Tables 1-5)

Net family formation in the first quarter of 1953 was much reduced from the rate in 1952, totalling 4,000 as against 7,200 in the same quarter of 1952. The decline in net family formation is attributed mainly to a reduction in immigration during the first quarter. Deaths to married persons were somewhat higher at 14,100 but this loss was offset by an increased number of marriages.

A second factor affecting housing requirements of the population is family size and therefore first births are of particular importance in estimating the need for separate dwelling accommodation. First births in the first quarter of 1953 numbered 24,000 compared with 23,200 in the same quarter of 1952. Total births were also higher at 89,900 compared with 87,000 in the 1952 period.

Immigration

Immigration which had declined somewhat in 1952 was notably reduced in the first quarter of 1953. Immigration in the first 3 months totalled 20,900 as against 42,800 in the same months of 1952. The major portion of the decline occurred in immigration from countries other than the United Kingdom and United States. Immigration from the United Kingdom at 6,000 was 40 per cent below immigration in the same quarter of 1952 while immigration from the United States was 40 per cent higher at 2,240. As in 1952 children under 18 accounted for about 26 per cent of total immigration.

National Income

The market value of the nation's total production as measured by gross national product was \$23.0 billion in 1952 compared with \$21.5 billion in 1951, an increase of 7 per cent in the value of total output. The advance was accounted for almost entirely by an expansion in the physical volume of production with only a minor portion reflecting the effect of changing prices.

National Income, the value of the nation's total earnings from current production is estimated at \$18.1 billion in 1952, an increase of 6 per cent over the previous year. Wages, salaries and supplementary labour income, the largest component of national income, rose 11 per cent to \$10.7 billion in 1952. As the employed labour force increased only slightly, the rise in labour income is attributed in the main to increased average hourly earnings per worker.

Personal income in Canada increased by 8 per cent from \$15.7 billion in 1951 to \$17.1 billion in 1952. Personal income in the non-farm sector increased more rapidly from \$13.6 billion in 1951 to \$15.1 billion in 1952, a rise of 11 per cent. The rise in personal income was reflected in increased personal expenditures on consumer goods and services, which totalled \$14.3 billion in 1952, an increase of just under 8 per cent from 1951. Personal savings rose more rapidly than consumer expenditures. Personal savings, excluding changes in farm inventories, totalled \$1.2 billion in 1952 and represented 7.8 per cent of personal non-farm income, as against \$1 billion in 1951, representing 7.6 per cent of personal non-farm income.

SECTION 2.—HOUSE-BUILDING ACTIVITY

(See Tables 6-16)

The rising volume of house-building which characterized the last half of 1952, continued in the first half of 1953. The annual rate of starts while higher throughout the whole first half of 1953 than in the first half of 1952, declined from a level of 118,000 units in the first quarter to 91,000 in the second quarter.

Housing units started in the first six months of 1953 numbered 46,700 an increase of 32 per cent over starts in the corresponding months of 1952. In the same period dwelling completions were 39 per cent higher numbering 39,500. A continued high level of residential construction was indicated by the number of dwellings under construction at the end of June. At this date there were 62,800 units under construction as against 50,300 one year earlier.

The upswing in house building was related to strong demand conditions arising from increased personal incomes and was encouraged by continued stability in building costs. In addition a greater flow of institutional mortgage funds effected increased lending for new residential construction, particularly under the joint loan provisions of the National Housing Act. (see below)

The pattern of house building in 1953 remained much the same as in 1952 with urban areas absorbing 85 per cent of the new construction. Single family dwellings accounted for 78 per cent of dwellings completed in the first half of 1953. Apartment units increased as a percentage of total completions comprising 23 per cent in the first 6 months of 1953 as against 16 per cent in the same months of 1952.

Residential Capital Formation

Representing the value of current additions to the housing stock through new construction and major improvements, gross residential capital formation at \$205 million was 50 per cent higher in the first quarter of 1953 than in the corresponding months of 1952. In the same period, residential capital consumption arising through depreciation, current damage and accidental destruction was up only slightly at \$114 million.

Net residential capital formation which is gross capital formation less capital consumption was therefore placed at \$91.2 million over 3 times the value for the first quarter of 1952.

Residential and Other New Construction

Expenditures on new residential construction was higher both absolutely and as a proportion of total new construction in the first quarter of 1953. Investment in new housing totalled \$200.5 million and absorbed 32 per cent of the value of total new construction. In the same quarter of 1952 expenditures on new housing totalled \$135 million, constituting 25 per cent of total new construction.

The value of non-residential construction in the first quarter was 5 per cent higher, largely as a result of increased construction for commercial purposes.

SECTION 3.—PUBLICLY-ASSISTED HOUSE BUILDING

(See Tables 17-37)

Housing starts under publicly-assisted house building programs were 41 per cent higher in the first quarter numbering 5,127 compared with 3,632 in

the same quarter of 1952. The increase stemmed mainly from increased lending activity under the terms of the National Housing Act. (see below)

The National Housing Act, 1944

National Housing Act loan approvals in the first 5 months of 1953 numbered 9,933 for 14,683 dwellings compared with 8,777 loans for 12,775 dwellings in the same months of 1952. Joint loans accounted for 13,400 dwellings, 28 per cent above the number approved under joint loans in the 1952 period. Total loans approved in the 5 month period were valued at \$102 million, an increase of 10 per cent over the value of loans approved in the same period of 1952.

One storey dwellings accounted for 54 per cent of dwellings approved through National Housing Act loans in the first quarter compared with 46 per cent in the same quarter of 1952. The average loan on this type of dwelling rose 5 per cent from \$7,900 to \$8,300 in the periods under review, while construction costs at \$9.35 per sq. ft. were almost unchanged. Land costs for one storey dwellings were 7 per cent higher at \$1,223.

An Act to amend the National Housing Act, 1944 received Royal Assent on May 14, 1953.⁽¹⁾ The Act amends Section 12 of the National Housing Act and increases the statutory appropriation for loans under Part I and Part II of the Act. In addition the Act contains miscellaneous amendments relating to lending regulations.

Under Section 12 of the National Housing Act the federal government may make a grant to a municipality to assist in slum clearing. Prior to the amendment a grant could be made only if the cleared land were sold for a housing development either to a limited dividend company or to a life insurance company. The amount of grant is limited to one-half of the difference between the cost of acquiring and clearing the slum area and the price at which it is sold to a limited dividend company or to a life insurance company. The section as redrafted permits the sale of land not only to a limited dividend company or life insurance company but to the Corporation and province jointly for a development under Section 35 of the National Housing Act. In addition the amendment provides for the clearance of one area and the use of a different area for the housing developments provided that the area cleared is to be used for public purposes. The authorized amount of grant remains unchanged and the grant is extended to cover areas which are to be developed for a federal provincial project.

A second amendment increases the statutory appropriations for loans made under Parts I and II of the Act and for losses sustained in respect of such loans. The appropriation has been increased from \$300 million to \$500 million for loans under Part I of the Act and from \$150 million to \$250 million for loans under Part II, the rental section of the Act.

The amendment provides also that the Corporation may make supplementary loans to borrowers when such loans are necessary to protect the mortgage security. This power has been granted to lending institutions and Central Mortgage and Housing Corporation jointly in respect of joint loans and the amendment grants the Corporation similar power in respect of Corporation loans.

Federal-Provincial Housing and Land Assembly Projects

Section 35 of the National Housing Act provides that following an agreement between a provincial government and the Federal Government, projects

(1)Chapter 43, 1-2 Elizabeth II, 1952-53.

may be undertaken for the acquisition and development of land for residential purposes and the construction of dwellings for rent on an economic or sub-economic basis. Capital costs and losses for such developments are shared 75 per cent by the federal government and 25 per cent by the provincial government.

In the first quarter of this year 375 dwellings were completed in Federal-provincial projects bringing to 941 the total number of dwellings completed since 1950. By the end of March 1953, 1,885 dwellings had been started under the scheme and 944 remained under construction.

Under the land assembly provisions of Section 35, agreements have been approved for 20 projects comprising 11,530 lots, 729 of which had been sold by the end of March 1953.

Veterans' Rental Housing Projects

During the first quarter of 1952, 177 housing units for veterans were completed by Central Mortgage and Housing Corporation under Federal-municipal agreement. In the same period an additional 27 units were started, leaving 302 veterans rental units under construction at the end of March 1953. Expenditures in the first quarter totalled \$751,000 compared with \$474,000 in the same quarter of 1952.

Veterans' Land Act

Housing starts under the Veterans' Land Act in the first 3 months of 1952 numbered 115 compared with 90 in the same months of 1952. Completions were lower numbering 508 units and 1,706 units remained under construction at the end of March.

Armed Service Married Quarters

Construction operations by Central Mortgage and Housing Corporation for the Department of National Defence, resulted in the completion of 1,157 dwelling units in the first quarter of 1953. This brought to 3,693 the number of dwelling units under the program since 1949. Total expenditures under the scheme totalled \$33 million at the end of March.

Defence Construction (1951) Limited

Housing Operations by Defence Construction (1951) Limited were on a reduced scale in the first months of 1953. Of 403 dwellings under construction at the beginning of that year 16 were completed during the first quarter and no additional dwelling units were started. By the end of March, 725 dwelling units had been constructed by the company under the supervision of Central Mortgage and Housing Corporation. Expenditures by the company on new residential construction totalled \$21.3 million at the end of March 1953.

The Canadian Farm Loan Act, 1927

The Canadian Farm Loan Board established in 1929 under the Canadian Farm Loan Act, is engaged in mortgage lending to Canadian farmers for all productive farm purposes including the construction and repair of farm homes.

In the first quarter of 1953, 6 loans were approved for new farm dwellings and 20 loans were approved for the alteration and improvement of existing farm homes. The loans were valued at \$30,000 compared with \$11,100 in the same quarter of 1952.

Farm Improvement Loans Act, 1944

The Farm Improvement Loans Act provides that under certain conditions guarantees may be granted in respect of medium term farm loans including loans for the construction and improvement of farm houses. The amount of loan guaranteed for such purposes was previously set at \$3,000 but an amendment to the Act passed March 30, 1953⁽¹⁾ raised the amount of loan to \$4,000.

Lending under the Farm Improvement Loans Act for residential construction was higher in the first quarter of 1952 than in the same quarter of 1953. Loans for the construction of new farm houses numbered 73 and 209 loans were approved for the alteration and improvement of existing structures.

By the end of March 1953 over \$366.5 million had been loaned under all parts of the Act, \$10.5 million of which was for residential construction. According to the Annual Report of the Board for 1952, 65.3 per cent of the total loaned under the Act had been repaid at the end of 1952. Of the \$98 million loaned in 1952 about three-quarters was taken up by prairie farmers.

Property Management Operations, Central Mortgage and Housing Corporation

The sales program of war workers and veterans' units continued to reduce the number of rental dwellings under the management of Central Mortgage and Housing Corporation. At the end of April 1953, 19,132 units remained under management as against 23,165 one year earlier. All remaining leases covering units acquired under the home conversion plan were returned to their owners in 1952.

The vacancy rate for units under management at .1 per cent was the lowest on record and compares with a vacancy rate of .4 per cent in April 1952.

Rental Insurance Plan

In the first quarter of 1953 approvals were given under the rental insurance plan for 4 projects comprising 75 units. The units had an average of 3.8 rooms and a floor area of 890 square feet. The estimated cost averaged \$7,842 per unit and the maximum monthly rent established for a three year period was \$88.25.

The rentals chargeable for units in a project with rental insurance guarantees are controlled by agreement between the Corporation and the owner of the project. Previously the rental controls were established for a period of three years from the completion of the entire project but a recent amendment to the Act⁽¹⁾ confines the control period to a period of three years from the completion of each unit or group of units.

The Province of Quebec Farm Credit Bureau

Under the "Act to improve housing conditions in the Province of Quebec" the Quebec Farm Credit Bureau is authorized to pay mortgage interest charges in excess of 3 per cent on approved loans for the construction of new dwellings containing one or two units. In the first quarter of 1953 applications were approved for 2,065 loans covering 2,282 units. The provincial interest subsidy commitment on the loans totalled \$4.7 million, an average of \$2,297 per loan.

(1)Chapter 43, 1-2 Elizabeth II, 1952-53.

(2)See page 13.

SECTION 4.—REAL ESTATE LENDING

(See Tables 38-40)

Total institutional mortgage lending on all types of property was 17 per cent higher in amount in the first quarter of 1953 than in the same quarter of 1952, totalling \$111 million. The degree of increase is accentuated by the unusually low level of mortgage lending in early 1952 and the volume of lending in the first quarter more closely approximates 1951 levels.

Contributing to the rise in housing starts in the first half of 1953, mortgage lending for new residential construction in non-farm areas was valued at \$75.4 million in the first quarter and covered 11,500 dwellings. This represents a 38 per cent increase in amount and 36 per cent in number of dwellings over the 1952 first quarter total. A larger proportion of institutional mortgage funds was directed to house building purposes in the first quarter with the new residential construction sector absorbing 68 per cent of total institutional mortgage loans as against 57 per cent in the corresponding months of 1952.

Mortgage loans on all types of existing property remained at 1952 levels in the first quarter but loans for new non-residential construction doubled to \$11 million from the same period of 1952. Mortgage loans on farm property totalled \$1.6 million, the same volume as in the same period of the previous year.

Life insurance companies, the predominant source of institutional mortgage funds put out 85 per cent of the total value of institutional mortgages invested in the first quarter as against 90 per cent in the corresponding period of 1952. The balance was invested mainly by Trust and Loan Companies.

Mortgage Registrations and Discharges and Real Estate Transfers

Real estate activity in greater Toronto was at a high level in the first quarter of 1953 when new mortgage registrations numbered 9,450 as against 8,120 in the same quarter of 1952. The increase in mortgage registrations arose in part from increased residential building with housing starts in the area during the first quarter doubling over starts in the first quarter of 1952. Mortgage discharges were also higher numbering 7,100 compared with 6,300 in the 1952 period.

Real estate transfers during the first quarter numbered 9,400 an increase of 22 per cent over transfers in the same quarter of the previous year.

SECTION 5.—BUILDING MATERIALS

(See Tables 41-53)

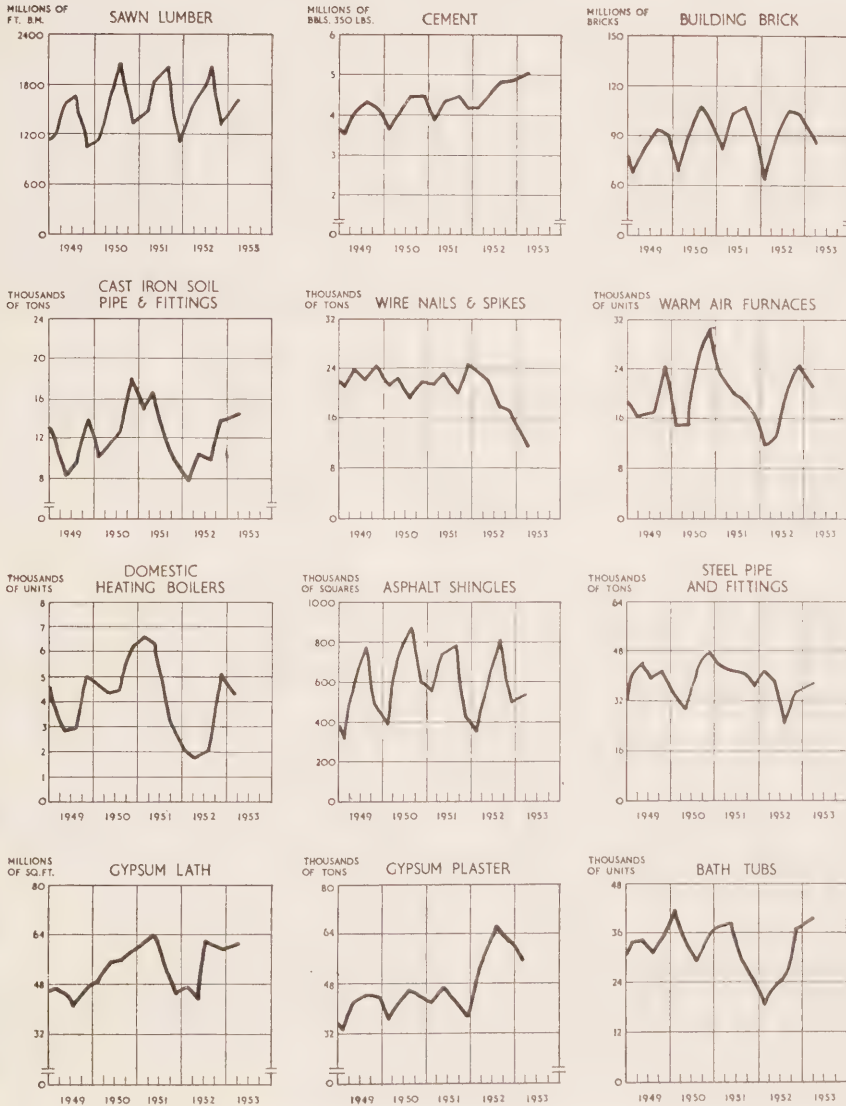
Production of Building Materials

Production levels in the building material industry rose in the first quarter to meet strong demand from the building industry. The index of production for building materials excluding lumber which in the first 3 months of 1952 averaged 182 (1939=100) was at a monthly average of 204 in the first quarter of 1952. Lumber production was also higher in the first quarter with the lumber production index averaging 160 as against 146 in the same quarter of 1952.

Of the 29 building materials under review, production of 27 was up over production in the first quarter of 1952. Only cast iron radiators and hot water storage tanks were lower in production while the remaining 3 items in the plumbing and heating category, warm air furnaces, heating boilers, and electric

PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS, CANADA,

QUARTERLY, 1949 - 1953



tank heaters, were all up over 1952 first quarter levels. Production of sanitary ware including bath tubs, sinks and basins was almost 50 per cent higher in the first quarter than in the same quarter of 1952. First quarter production of cement products and clay products with the exception of structural tile was up substantially over 1952 levels.

Supply and Demand for Building Materials

Building materials were in good supply in the first quarter despite rapid absorption from a fully employed construction industry. Cement supply was considerably improved and stocks of cement which had fallen to 300 thousand barrels in September 1952 were up to 1.7 million barrels at the end of March 1953. Stocks of gypsum and clay products remained at 1952 levels.

Demand for building materials was strong in the first quarter and sales were up accordingly. The index of domestic disappearance of building materials which measures the rate of imports and factory sales to domestic purchasers averaged 230 (1939=100) in the first 3 months of 1953 as against 187 in the same period of 1952. Cement sales were up 11 per cent over the first quarter of 1952 totalling 4 million barrels. Sales of sanitary ware increased nearly 50 per cent while shipments of plumbing and heating equipment fell off slightly.

Lay-Offs in the Building Material Industries

Only 6 firms in the building material industry laid off employees in the first four months of 1953 for other than seasonal reasons. The lay-offs involved only 369 employees and arose mainly through lack of orders. In the same four months of 1952, 27 firms in the industry laid off 1,600 employees most of whom were laid off because of "lack of orders".

Building Material Imports and Exports

Increased demand from the domestic building industry was also reflected in the high level of building material imports during the first quarter. Imports of all building materials for which data are available were higher with the exception of mineral wool and cast iron radiators. Cement imports increased markedly totalling 1.3 million barrels as against 63 thousand barrels in the first quarter of 1952. Imports of sanitary ware were valued at \$425 thousand compared with \$185 thousand in the same period of 1952. Plumbing and heating equipment with the exception of cast iron radiators was also brought into the country in larger quantities than in the corresponding months of 1952. Imports of colourless window glass which in past years has been Canada's principal building material import totalled 9 million square feet, about the same volume as in the previous year but much lower than shipments prior to 1952.

Sales abroad of lumber products, Canada's major building material export continued at 1952 levels with the exception of wood laths, foreign shipments of which were 54 per cent higher totalling 13 million laths in the first quarter. Exports of other building materials in the first quarter continued to represent only fractional proportions of domestic production.

Shipments of Primary Iron and Steel

Total shipments from Canadian mills to domestic consumers totalled 1.2 million tons in the first quarter, slightly below shipments in the same quarter

of 1952. The building industry receiving 100 thousand tons absorbed 9 per cent of total shipments as against 8 per cent in the first quarter of 1952. The automotive industry received 83,000 tons, nearly double its consumption a year earlier, while the container and railway industries and merchant trade groups received lower shipments in the first quarter than in the same months of 1952.

Iron and Steel Building Materials

Output of structural steel at 57,000 tons in the first quarter was 24 per cent higher than in the same period a year earlier. Production of cast iron soil pipe totalled 14,000 tons, nearly double 1952 first quarter production while 1952 production levels were maintained for galvanized sheets and steel pipe. Production of wire nails and cast iron pressure pipe was down 40 per cent from production in the same quarter of 1952.

Reflecting increased productive capacity of domestic steel plants, imports of iron and steel building materials in the first 3 months were down from the corresponding months of 1952. Imports of structural steel totalled 51 thousand tons compared with 81 thousand tons in the first quarter of 1952 while imports of wire nails and skelp were down almost two thirds at 723 tons and 14,200 tons respectively. Exports of iron and steel building materials were almost negligible in the first quarter.

SECTION 6.—BUILDING LABOUR

(See Tables 54-63)

According to the Labour Force Survey of the Dominion Bureau of Statistics, the number of workers employed in the construction industry during the week ending March 21, 1953, at 284 thousand, was near the level of the corresponding period of 1952.

The average weekly wage of construction workers continued to rise and in March reached a record high of \$65.22, an increase of slightly more than \$6.00 over earnings during March 1952. The rise in weekly earnings stemmed mainly from increased hourly wages although the average work week at 39 hours was one hour longer than in March one year earlier. In March of this year 101 thousand wage earners in building firms of more than 15 employees earned a weekly average of \$64.15, an increase of 10 per cent in 12 months.

Labour income in the construction industry which totalled \$179 million in the first quarter of 1952 rose to a total of \$197 million in the same quarter of 1953. The rise of \$18 million in construction labour income constituted an increase of 14 per cent in real terms over income in the same period of 1952.

Retroactive pay increases of some \$14 million to railway employees accentuated the increase in total labour income during the first quarter of the year. Total labour income at \$2.8 billion in the first quarter was 10 per cent higher in current dollar terms and 14 per cent higher in real terms than in the first quarter of 1952.

The Labour Market

Reflecting the record number of housing starts in the early months of the year, unemployment in the construction industry as shown in the March Labour Force Survey, at 39,000, was lower than in any comparable period since 1948.

Further evidence of the increased demand for construction workers is indicated by the smaller number of unplaced applicants registered at offices of the National Employment Service. In April 1953, the number of unplaced construction workers dropped sharply to 52,000 from a total of 82,400 in March.

Supply of Construction Workers

In line with the reduction in immigration during the first quarter, the number of construction workers admitted to Canada dropped from 2,000 in the first 3 months of 1952 to 900 in the same period this year. Carpenters, bricklayers and electricians made up the largest groups, constituting over 50 per cent of total construction workers entering the country.

Under the Federal-Provincial Apprenticeship Training Program, journeymen graduating in the construction trades numbered 250 in the first quarter of 1953 about the same number as in the corresponding quarter of 1952. There were 5,700 in training under the scheme at the end of April of whom 1,628 were in the electrical trades and 1,767 in the plumbing trade.

Employment and Earnings in the Building Material Industries

Reflecting strong demand for building materials arising from a high volume of construction activity, employment in the building material industries was at a high level in the first quarter of 1953. An average of 117 thousand workers were employed in the industry during the first 3 months, 11 per cent above the number employed in the same months of 1952. Average weekly earnings in building material firms rose 5 per cent from \$55.90 in March 1952 to \$58.95 in March 1953. In the same period aggregate weekly payrolls rose 12 per cent from \$6.2 million to \$6.9 million.

Strikes in the Building and Building Material Industries

There were 4 strikes in the building industry in the first quarter of 1953 involving a loss of 2,247 working days. In the same quarter of 1952 only one minor strike was reported in the industry. In the building material industry only two small firms were affected through strikes in the first quarter.

Time lost through strikes in all types of industry amounted to 33,000 working days in the first quarter, less than half the time lost in the same quarter of 1952.

SECTION 7.—BUILDING COSTS

(See Tables 64-67)

Despite a high level of activity in the building industry, costs of house building as measured by the combined index of residential building material prices and wage rates in the construction trades were little changed in the first four months of 1953.

At the end of April 1953, the combined index at 126.9 (1949=100) was 3 per cent higher than at April 1952 and virtually unchanged from the beginning of the year. The moderate rise in the combined index over April 1952 reflected an increase of 9 per cent in construction wage rates, material prices having dropped fractionally in the 12 month period.

Residential Building Material Prices

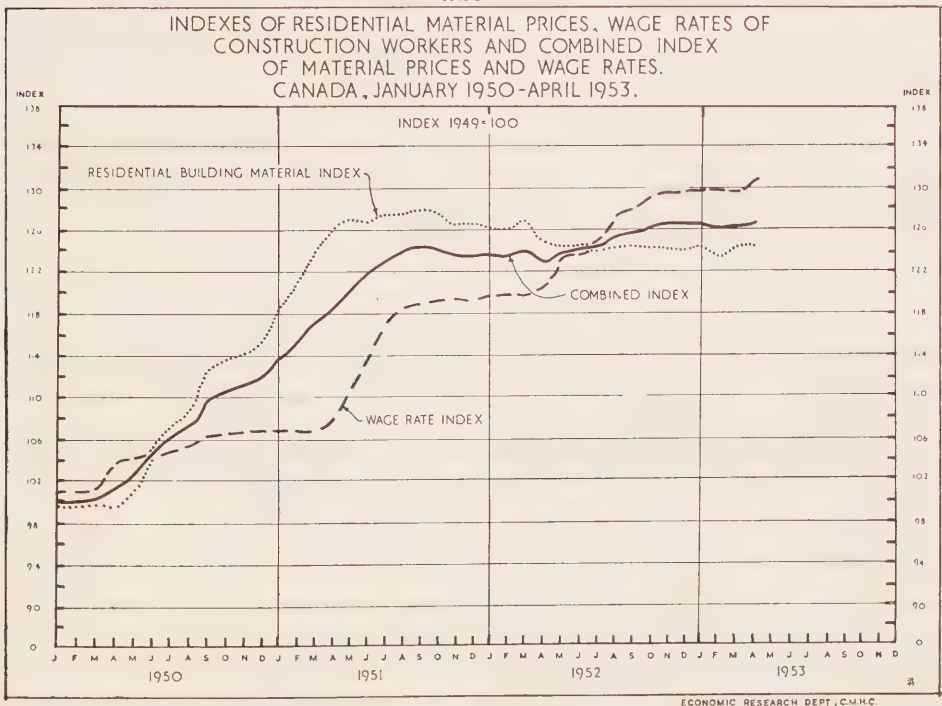
There was little change in building material prices in the first four months of 1953 notwithstanding strong demand from the building industry. At April 1953 the composite index of residential building material prices stood at 124.4 (1949=100) unchanged from January and fractionally lower than at April one year earlier.

Since December 1952, lumber products, representing the largest single material cost group was the only product to show a significant price reduction dropping from 134.1 in December to 127.3 in April 1953. The price reduction in lumber however was sufficient to offset higher prices for brick, plumbing and heating equipment and electrical supplies. The sharpest price increase occurred in the brick and electrical groups which rose 3 per cent to 136.3 and 125.7 respectively in April.

Wage Rates of Construction Workers

Wage negotiations in the construction industry resulted in wage increases for all trades during the first four months of 1952, particularly in the month of April. The increases in wage rates applied to all building trades with bricklayers, plumbers and plasterers making the largest gains. By April 1953, the index of wage rates for all construction trades stood at 130.8 (1949=100) a rise of 9 per cent from April 1952. In the 12 month period the largest wage gain was made by the plumbing trade, with the plumbing wage rate index rising 9 per cent to 128.3. The index of wage rates in all industries rose only 4 per cent in the 12 month period standing at 131.7 for April 1953.

FIGURE 2



Shelter Costs, The Consumers' Price Index and Wholesale Price Index

The overall shelter cost index which measures changes in rent and home ownership costs rose less than one point from December 1952 to 122.9 (1949=100) in May 1953. The slight increase resulted from a small advance in rentals, the rental index moving up one point from 123.3 in December 1952 to 124.3 in May. The index of home ownership costs measures changes in five principal expenditures, property taxes, mortgage interest, repairs, replacement costs and insurance. The home ownership cost index remained almost unchanged in the first 5 months of 1953 with the index for May standing at 121.0.

The consumers' price index which measures price changes in a wide range of consumers' goods and services continued to decline slowly in the first part of 1953. The index for May at 114.4 was one per cent below the December index.

The general wholesale price index, covering 296 items in eight major groups of commodities dropped to 110.8 in April 1953, one point below the December index and more than 3 points below the index for April one year earlier.

SECTION 8.—BUILDING INDUSTRY

(See Tables 68-69)

Bankruptcies in the Construction and Building Material Industries and in all Industries

There were fewer bankruptcies in the construction industry during the first quarter of 1953 than in the same quarter of 1952 although liabilities of defaulting firms were higher. The 39 construction firms failing in the first quarter had average liabilities of \$22,300. In the same quarter of 1952 there were 46 failures in the industry with average liabilities of \$18,450. Liabilities of firms defaulting in the building material industry were also higher, averaging \$59,200 compared with \$36,400 in the first quarter of 1952.

Bankruptcies in all industries were fewer in the first quarter of 1953 but as in the construction and building material industry, liabilities of defaulting firms were considerably higher. In the first quarter there were 373 bankruptcies with average liabilities of \$171,000. In the same quarter of 1952 average liabilities of 451 defaulting firms totalled \$139,000.

Common Stock Prices

Market values of common stocks of building material companies dropped sharply in the month of April. The index of stock prices of 16 companies in the industry fell 11 points from March to 287.1 (1939=100) in April 1953 after rising steadily from September 1952.

The composite index of stock prices of 82 industrial companies displayed a parallel drop of 11 points from March to 176.1 in April.

PART II

TABULAR MATERIAL*

*Sources of tables shown in Part II together with explanatory notes will be found in Part III.

POPULATION TRENDS

TABLE 1.—NET FAMILY FORMATION AND NUMBER OF FAMILIES,
CANADA, 1939 — MARCH, 1953.
(In Thousands)

Period	Marriages	Deaths to Married Persons	Divorces ⁽¹⁾	Net Migration of Married Females ⁽⁴⁾	Net Family Formation		Number of Families ⁽³⁾
					Unadjusted ⁽⁴⁾	Adjusted ⁽²⁾	
1939	103.7	45.3	2.1	— 1.2	55.1	—	2,424.9 ⁽⁴⁾
1940	123.3	46.6	2.4	— 2.7	71.6	—	2,496.8
1941	121.8	47.7	2.5	— 2.7	68.9	68.4	2,565.2
1942	127.4	47.8	3.1	— 4.3	72.2	71.7	2,636.9
1943	110.9	49.4	3.3	— 3.7	54.5	54.9	2,691.8
1944	101.5	49.2	3.8	— 2.7	45.8	47.5	2,739.3
1945	108.0	48.6	5.1	— 3.6	50.7	56.3	2,795.6
1946	134.1	48.6	7.7	27.1	104.9	102.0	2,897.6
1947	127.3	49.9	8.2	3.3	72.5	71.5	2,969.1
1948	123.3	51.5	6.9	15.1	80.0	78.7	3,047.8
1949	123.9	53.0	5.9	9.8	74.8	73.2	3,194.2
1950	124.8	53.9	5.2	5.7	71.4	68.7	3,262.9
1951							
1st Quarter	16.7	15.4 ⁽⁴⁾	—	3.0	3.0	4.3	3,267.2
2nd Quarter	36.0	13.0 ⁽⁴⁾	—	8.1	29.8	24.6	3,291.8
3rd Quarter	45.2	12.7 ⁽⁴⁾	—	6.5	37.7	—	3,329.5 ⁽⁴⁾
4th Quarter	30.3 ⁽⁴⁾	13.8 ⁽⁴⁾	—	9.5	24.7	—	3,354.2 ⁽⁴⁾
Total, 1951	128.2 ⁽⁴⁾	54.9 ⁽⁴⁾	5.2	27.1	95.2	—	—
1952							
1st Quarter	16.6	13.9 ⁽⁴⁾	—	5.0	6.3	—	3,360.5 ⁽⁴⁾
2nd Quarter	30.7	13.0 ⁽⁴⁾	—	7.7	24.0	—	3,384.1 ⁽⁴⁾
3rd Quarter	45.9	13.9 ⁽⁴⁾	—	4.0	34.6	—	3,419.1 ⁽⁴⁾
4th Quarter	34.0	13.5 ⁽⁴⁾	—	2.9	22.0	—	3,441.1 ⁽⁴⁾
Total, 1952	127.2	54.3 ⁽⁴⁾	5.6	19.6	86.9	—	—
1953							
1st Quarter	17.3	14.1	—	1.5	3.3	—	3,444.4

(1) Quarterly data not available.

(2) Adjusted to agree with 1951 census.

(3) As at end of period (see p. 107).

(4) Revised.

Quarterly data include an allowance for divorces.

TABLE 2.—GROSS NATIONAL PRODUCT, NET NATIONAL INCOME, PERSONAL INCOME AND PERSONAL DISPOSABLE INCOME,
CANADA, 1939 — 1952.
(Millions of Dollars)

Period	Gross National Product	Net National Income	Personal Income			Personal Disposable Income			
			Total	Non-Farm ⁽¹⁾	Wages & Salaries	Total	Personal Expenditures	Personal Savings ⁽²⁾	
								Amount	Percent of Personal Non- Farm Income
1939	5,707	4,373	4,320	3,935	2,575	4,208	3,904	244	6.2
1940	6,872	5,263	4,947	4,455	2,929	4,808	4,399	334	7.5
1941	8,517	6,563	5,896	5,406	3,575	5,600	5,053	595	11.0
1942	10,539	8,337	7,475	6,487	4,242	6,980	5,514	1,112	17.1
1943	11,183	9,043	8,176	7,371	4,783	7,478	5,727	1,876	25.5
1944	11,954	9,826	9,002	7,817	4,940	8,164	6,187	2,080	26.6
1945	11,850	9,840	9,239	8,229	4,953	8,430	6,811	1,850	22.5
1946	12,026	9,821	9,761	8,649	5,323	8,965	7,977	1,045	12.1
1947	13,768	10,985	10,390	9,167	6,221	9,599	9,173	505	5.5
1948	15,613	12,560	11,943	10,425	7,170	11,121	10,112	1,074	10.3
1949	16,462	13,194	12,757	11,253	7,761	11,968	10,963	1,077	9.6
1950	18,203	14,550	13,414	11,911	8,311	12,674	12,029	514	4.3
1951	21,450	17,128	15,711	13,605	9,676	14,683	13,297	1,032	7.6
1952	23,011	18,135	17,073	15,139	10,743	15,753	14,334	1,181	7.8

(1) Total personal income less accrued net income of farm operators from farm production.

(2) Excluding changes in farm inventories.

TABLE 3.—NUMBER OF BIRTHS, DEATHS, MARRIAGES, DIVORCES, IMMIGRATION, EMIGRATION AND TOTAL POPULATION,
CANADA, (1) 1939 — MARCH, 1953.

Period	Births	Deaths	Marriages	Divorces ⁽²⁾	Immigration	Emigration ⁽³⁾	Population ⁽²⁾ (000)
1939.....	229,468	108,951	103,658	2,068	16,994	21,818	11,250
1940.....	244,316	110,927	123,318	2,369	11,324	22,446	11,364
1941.....	255,317	114,639	121,842	2,461	9,329	21,700	11,490
1942.....	272,313	112,978	127,372	3,089	7,576	21,490	11,637
1943.....	283,580	118,635	110,937	3,263	8,504	21,165	11,778
1944.....	284,220	116,052	101,496	3,788	12,801	20,263	11,929
1945.....	288,730	113,414	108,031	5,076	22,722	31,373	12,055
1946.....	330,732	114,931	134,088	7,683	71,719	46,733	12,268
1947.....	359,094	117,725	127,311	8,199	64,127	48,263	12,527
1948.....	347,307	119,384	123,314	6,881	125,414	48,318	12,799
1949.....	366,139	124,047	123,877	5,934	95,217	49,198	13,423
1950.....	371,071	123,789	124,845	5,208	73,912	46,183	13,688
1951.....	380,101	125,454	128,230	5,163	194,391	52,153	13,984
1952 ⁽⁴⁾							
1st Quarter.....	90,421	30,926	16,641	—	42,743	—	14,219
2nd Quarter.....	101,537	31,173	30,708	—	55,314	—	14,405
3rd Quarter.....	103,707	30,587	45,859	—	37,239	—	14,509
4th Quarter.....	99,359	31,770	34,030	—	29,202	—	14,599
Total, 1952.....	395,024	124,456	127,238	5,562	164,498	73,310	—
1953 ⁽⁴⁾							
January.....	32,897	11,500	5,722	—	5,627	—	—
February.....	27,878	10,388	6,325	—	5,242	—	—
March.....	32,684	11,188	5,284	—	12,068	—	—
1st Quarter.....	93,459	33,076	17,331	—	22,937	—	14,667

(1) Excluding Yukon and Northwest Territories throughout and Newfoundland for the period 1939-1948.
(2) Monthly data not available.
(3) Estimated see p. 106.
(4) Preliminary.

TABLE 4.—NUMBER OF BIRTHS BY SEQUENCE OF ARRIVAL,
CANADA, 1945 — MARCH, 1953.

Period	Sequence of Child								
	First		Second		Third		Fourth and Over		Total ⁽¹⁾
	Number	Per cent of Total	Number	Per cent of Total	Number	Per cent of Total	Number	Per cent of Total	Number
1945	79,688	28.9	67,037	24.3	42,406	15.4	86,662	31.4	275,793
1946	98,310	31.0	78,758	24.8	48,185	15.2	91,884	29.0	317,137
1947	113,536	33.0	85,651	24.9	51,730	15.0	93,639	27.1	344,556
1948	98,452	29.6	86,366	26.0	52,938	15.9	94,626	28.5	332,382
1949	97,836	27.8	93,633	26.6	58,848	16.7	101,426	28.9	351,743
1950	96,139	26.9	93,884	26.2	62,142	17.4	105,698	29.5	357,864
1951									
1st Quarter	23,509	26.7	22,705	25.8	15,490	17.6	26,275	29.9	87,979
2nd Quarter	26,005	26.7	25,116	25.8	17,137	17.6	29,066	29.9	97,324
3rd Quarter	25,395	26.7	24,526	25.8	16,734	17.6	28,383	29.9	95,038
4th Quarter	22,795	26.7	22,016	25.8	15,021	17.6	25,479	29.9	85,311
Total, 1951	97,704	26.7	94,363	25.8	64,382	17.6	109,203	29.9	365,652
1952 ⁽³⁾									
1st Quarter	23,243 ⁽²⁾	26.7	22,448 ⁽²⁾	25.8	15,315 ⁽²⁾	17.6	25,977 ⁽²⁾	29.9	86,983
2nd Quarter	26,099	26.7	25,208	25.8	17,198	17.6	29,172	29.9	97,677
3rd Quarter	26,657	26.7	25,747	23.8	17,566	17.6	29,795	29.9	99,765
4th Quarter	25,646	26.7	24,771	25.8	16,900	17.6	28,665	29.9	95,982
Total, 1952	101,645 ⁽²⁾	26.7	98,174 ⁽²⁾	25.8	66,979 ⁽²⁾	17.6	113,609 ⁽²⁾	29.9	380,407
1953									
1st Quarter	24,024	26.7	23,202	25.8	15,829	17.6	26,851	29.9	89,906

(1) For difference between data shown on Table 4 and those shown in Table 3 see p. 108.

(2) Revised.

(3) Preliminary.

TABLE 5.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP,
1945 — MARCH, 1953.

Period	Males			Females			18 Years and Over			Under 18 Years			Total
	Married	Single	Sub-total	Married	Single	Sub-total	Male	Female	Sub-total	Male	Female	Sub-total	
1945	2,695	5,006	7,701	9,470	5,551	15,021	4,259	11,620	15,879	3,442	3,401	6,843	22,722
1946	6,694	13,799	20,493	36,457	14,779	51,236	9,934	40,818	50,752	10,549	10,418	20,967	71,719
1947	13,799	19,636	33,435	13,162	17,530	30,692	27,281	24,787	52,068	6,154	5,905	12,059	64,127
1948	25,837	41,253	67,090	24,595	33,730	58,324	52,986	45,191	98,177	14,104	13,133	27,237	125,414
1949	20,600	30,562 ⁽¹⁾	51,162	20,411	23,644 ⁽¹⁾	44,055	39,944 ⁽¹⁾	32,762 ⁽¹⁾	72,706 ⁽¹⁾	11,218	11,293 ⁽¹⁾	22,511	95,217
1950	16,042	24,945	40,987	15,230	17,695	32,925	30,700	24,172	54,872	10,287	8,753	19,040	73,912
1951	48,046	72,120	120,166	37,028	37,197	74,225	95,818	53,239	149,057	24,348	20,986	45,334	194,391
1952													
1st Quarter	10,504	14,820	25,324	8,617	8,802	17,419	19,871	12,571	32,442	5,453	4,848	10,301	42,743
2nd Quarter	13,069	19,046	32,115	11,290	11,909	23,199	24,323	16,221	40,544	7,792	6,978	14,770	55,314
3rd Quarter	7,177	12,171	19,348	8,244	9,647	17,891	13,617	12,830	26,447	5,731	5,061	10,792	37,239
4th Quarter	4,691	8,371	13,062	7,134	9,006	16,140	8,272	11,823	20,095	4,790	4,317	9,107	29,202
Total, 1952	35,441	54,408	89,849	35,285	39,364	74,649	66,083	53,445	119,528	23,766	21,204	44,970	164,498
1953													
January	1,040	1,550	2,590	1,351	686	2,037	1,817	2,287	4,104	773	750	1,523	5,627
February	962	1,607	2,569	1,176	1,495	2,671	1,834	1,999	3,835	735	672	1,407	5,242
March	2,584	4,011	6,595	2,450	3,023	5,473	4,959	3,996	8,955	1,636	1,477	3,113	12,068
1st Quarter	4,586	7,168	11,754	4,977	5,204	10,181	8,610	8,282	16,894	3,144	2,899	6,043	22,937

(1) Revised.

SECTION 2
HOUSE-BUILDING ACTIVITY

TABLE 6.—NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND
UNDER CONSTRUCTION, CANADA, ⁽¹⁾ 1945 — JUNE, 1953.

Type of Unit and Period	Starts	Completions	Under Construction (At End of Period) ⁽²⁾
<i>Dwellings in New Structures and Conversions</i> ⁽³⁾			
1945	— ⁽⁴⁾	48,470	— ⁽⁴⁾
1946	— ⁽⁴⁾	67,194	— ⁽⁴⁾
1947	81,276	79,231	— ⁽⁴⁾
1948	95,340	81,243	— ⁽⁴⁾
1949	93,931	91,655	— ⁽⁴⁾
1950	95,270	91,754	— ⁽⁴⁾
1951	72,079	84,810	— ⁽⁴⁾
1952	86,461	76,302	— ⁽⁴⁾
<i>Dwellings in New Structures</i>			
1945	— ⁽⁴⁾	42,488	— ⁽⁴⁾
1946	— ⁽⁴⁾	60,454	40,170
1947	74,263	72,218	42,215
1948	90,194	76,097	56,456
1949	90,509	88,233	59,503
1950	92,531	89,015	59,443
1951	68,579	81,310	47,488
1952			
1st Quarter	7,268	13,066	37,259
2nd Quarter	28,023	15,274	50,285
3rd Quarter	26,749	18,445	59,113
4th Quarter	21,206	26,302	55,689
Total, 1952	83,246	73,087	—
1953			
January	3,573	6,101	53,016
February	2,789	6,161	49,737
March	5,568	6,130	49,232
1st Quarter	11,930	18,392	—
April	9,902	6,325	52,626
May	13,606	8,099	58,143
June	11,308	6,675	62,791
2nd Quarter	34,816	21,099	—

(1) Excluding Yukon and Northwest Territories for the period 1945-1953 and Newfoundland for the period 1945-48.
(2) Total starts less completions do not equal the number of units under construction because of adjustments (see p. 108).

(3) Estimated.

(4) Not available.

TABLE 7.—DWELLINGS STARTED AND COMPLETED IN NEW STRUCTURES, ACTUAL AND SEASONALLY ADJUSTED ANNUAL RATES, BY QUARTER, CANADA, ⁽¹⁾ 1948 — JUNE, 1953.

Period	Actual		Annual Rates Seasonally Adjusted	
	Starts	Completions	Starts	Completions
1948				
1st Quarter.....	6,678	11,569	60,521	56,916
2nd Quarter.....	33,090	18,959	89,231	82,099
3rd Quarter.....	31,348	19,710	99,086	76,652
4th Quarter.....	19,078	25,859	91,722	83,015
Total, 1948.....	90,194	76,097	—	—
1949				
1st Quarter.....	8,396	17,840	83,040	88,015
2nd Quarter.....	31,803	21,790	85,742	94,747
3rd Quarter.....	27,663	23,330	88,037	91,680
4th Quarter.....	21,647	24,535	103,476	79,156
Total, 1949.....	89,509	87,495	—	—
1950				
1st Quarter.....	9,015	17,873	88,881	88,525
2nd Quarter.....	33,134	18,095	88,826	78,667
3rd Quarter.....	29,796	23,463	94,270	92,023
4th Quarter.....	20,586	29,584	97,051	95,189
Total, 1950.....	92,531	89,015	—	—
1951				
1st Quarter.....	9,801	19,521	92,998	95,089
2nd Quarter.....	28,664	19,173	77,753	82,288
3rd Quarter.....	19,122	19,111	60,897	75,213
4th Quarter.....	10,992	23,505	51,669	76,262
Total, 1951.....	68,579	81,310	—	—
1952				
1st Quarter.....	7,268	13,066	69,033	64,059
2nd Quarter.....	28,023	15,274	75,654	65,979
3rd Quarter.....	26,749	23,376	84,932	92,320
4th Quarter.....	21,206	21,371	99,212	68,374
Total, 1952.....	83,246	73,087	—	—
1953				
1st Quarter.....	11,930	18,392	118,042	91,207
2nd Quarter.....	34,816	21,099	94,406	91,333

(1) Including Newfoundland from 1950.

TABLE 8.—NUMBER OF NEW PERMANENT DWELLINGS STARTED BY URBAN AND RURAL AREAS,
CANADA, 1947 — JUNE, 1953.

Period	Urban			Rural			Total Non-farm
	5,000 Population and Over	Under 5,000	Sub-total	Non-farm	Farm	Sub-total	
1947	45,824	13,586	59,410	12,628	2,225	14,853	72,038
1948	57,671	12,026	69,697	15,687	4,810	20,497	85,384
1949	58,370	9,743	68,113	17,565	4,831	22,396	85,678
1950	68,599	7,292	75,891	12,618	4,022	16,640	88,509
1951							
1st Quarter	8,041	391	8,432	1,269	100	1,369	9,701
2nd Quarter	19,788	2,088	21,876	4,872	1,916	6,788	26,748
3rd Quarter	11,788	2,243	14,031	3,685	1,406	5,091	17,716
4th Quarter	7,757	810	8,567	1,746	679	2,425	10,313
Total, 1951	47,374	5,532	52,906	11,572	4,101	15,673	64,478
1952							
1st Quarter	6,224	264	6,488	614	166	780	7,102
2nd Quarter	21,288	1,560	22,848	3,093	2,082	5,175	25,941
3rd Quarter	19,959	1,547	21,506	3,646	1,597	5,243	25,152
4th Quarter	15,972	1,427	17,399	2,785	1,022	3,807	20,184
Total, 1952	63,443	4,798	68,241	10,138	4,867	15,005	78,379
1953							
January	2,689	28	2,717	674	182	856	3,391
February	2,688	20	2,708	81	0	81	2,789
March ⁽¹⁾	4,998	136	5,134	367	67	434	5,501
1st Quarter	10,375	184	10,559	1,122	249	1,371	11,681
April	8,817	316	9,133	641	128	769	9,774
May	9,104	892	9,996	3,057	553	3,610	13,053
June	9,239	665	9,904	1,145	259	1,404	11,049
2nd Quarter	27,160	1,873	29,033	4,843	940	5,783	33,876

(1) Revised.

TABLE 9.— NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY URBAN AND RURAL AREAS,
CANADA, 1947 — JUNE, 1953.

Period	Urban			Rural			Total Non-farm
	5,000 Population and Over	Under 5,000	Sub-total	Non-farm	Farm	Sub-total	
1947	44,452	7,304	51,756	16,091	4,371	20,462	67,847
1948	48,006	10,029	58,035	14,204	3,858	18,062	72,239
1949	60,262	8,611	68,873	14,133	5,227	19,360	83,006
1950	62,847	7,675	70,522	14,448	4,045	18,493	84,970
1951							
1st Quarter	16,129	586	16,715	2,600	206	2,806	19,315
2nd Quarter	15,132	637	15,769	2,866	538	3,404	18,635
3rd Quarter	13,533	899	14,432	3,269	1,410	4,679	17,701
4th Quarter	16,373	2,098	18,471	3,519	1,515	5,034	21,990
Total, 1951	61,167	4,220	65,387	12,254	3,669	15,923	77,641
1952							
1st Quarter	10,928	562	11,490	1,363	213	1,576	12,853
2nd Quarter	11,658	981	12,639	2,409	226	2,635	15,048
3rd Quarter	12,260	1,554	13,814	1,788	2,843	4,631	15,602
4th Quarter	19,500	1,475	20,975	4,063	1,264	5,327	25,038
Total, 1952	54,346	4,572	58,918	9,623	4,546	14,169	68,541
1953							
January	4,642	602	5,244	567	290	857	5,811
February	4,878	345	5,223	862	76	938	6,085
March ⁽¹⁾	4,896	267	5,163	787	180	967	5,950
1st Quarter	14,416	1,214	15,630	2,216	546	2,762	17,846
April	5,014	153	5,167	1,023	135	1,158	6,190
May	5,718	345	6,063	1,697	339	2,036	7,760
June	5,636	297	5,933	520	223	742	6,453
2nd Quarter	16,368	795	17,163	3,240	696	3,938	20,403

(1) Revised.

TABLE 10.— NUMBER OF NEW PERMANENT DWELLINGS COMPLETED,
BY TYPE OF UNIT, CANADA, 1947 — JUNE, 1953.

Period	One Family	Two Family	Row Houses	Apart- ments	Other	Total
1947	58,778	5,310	608	3,694	3,828	72,218
1948	61,787	4,560	1,607	7,836	307	76,097
1949	68,966	7,309	485	11,050	423	88,233
1950	68,685	7,376	145	12,540	269	89,015
1951						
1st Quarter	14,020	2,294	114	3,046	47	19,521
2nd Quarter	14,427	1,772	208	2,677	89	19,173
3rd Quarter	14,206	1,922	173	2,703	107	19,111
4th Quarter	17,713	1,580	90	4,114	8	23,505
Total, 1951	60,366	7,568	585	12,540	251	81,310
1952						
1st Quarter	10,034	954	0	2,078	0	13,066
2nd Quarter	11,395	1,294	6	2,579	0	15,274
3rd Quarter	14,215	1,382	23	2,825	0	18,445
4th Quarter	20,323	1,684	70	4,225	0	26,302
Total, 1952	55,967	5,314	99	11,707	0	73,087
1953						
January	4,703	348	25	1,025	0	6,101
February	4,466	288	0	1,407	0	6,161
March	4,329	396	0	1,405	0	6,130
1st Quarter	13,498	1,032	25	3,837	0	18,392
April	4,482	320	78	1,445	0	6,325
May	4,937	1,152	21	1,989	0	8,099
June	4,273	726	0	1,676	0	6,675
2nd Quarter	13,692	2,198	99	5,110	0	21,099

TABLE 11.— DISTRIBUTION OF NEW COMPLETED DWELLINGS UNSOLD, BY NUMBER OF MONTHS UNSOLD,
AND AVERAGE NUMBER OF MONTHS UNSOLD, METROPOLITAN AREAS AND OTHER MAJOR CITIES,
CANADA, 1950 — MARCH, 1953.

Period	Number of Months Unsold						Total Number of New Completed Dwellings Unsold	Completed Unsold Dwellings of 3 months or less as a Percentage of Total Completions ⁽¹⁾	Average Number of Months Unsold
	1-3		4-6		7 and Over				
	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent			
1950	286	64	97	22	64	14	447	2.6	3.7
1951	336	84	44	11	22	5	402	3.1	2.8
1952									
January	983	80	214	17	27	3	1,224	9.8	2.7
February	936	63	492	34	36	3	1,464	11.3	3.2
March	879	66	391	29	63	5	1,333	11.7	3.3
April	759	67	261	23	119	10	1,239 ⁽²⁾	9.8	3.4
May	630	54	365	31	163	15	1,158	8.2	3.6
June	592	53	387	34	158	13	1,137	7.4	3.9
July	515	49	336	32	205	19	1,056	6.9	4.2
August	526	50	254	24	277	26	1,057	6.6	4.2
September	523	53	190	19	269	28	982	6.5	4.3
October	460	55	141	17	238	28	839	4.7	4.6
November	453	56	108	13	257	31	818	4.1	4.7
December	454	69	84	13	119	18	654 ⁽²⁾	3.8	3.5
Annual Average	642	60	269	25	161	15	1,072	7.3	3.8
1953									
January	367	82	54	12	27	6	448	3.4	2.4
February	399	71	71	13	89	16	559	4.4	3.3
March	268	59	117	25	72	16	457	3.2	4.0

(1) Refers to completions of single family dwellings in preceding 3 months in areas under review.

(2) Revised.

TABLE 12.—GROSS AND NET RESIDENTIAL CAPITAL FORMATION, CANADA, 1945 — MARCH, 1953.
(Millions of Dollars)

Period	Gross Capital Formation				Capital Consumption		Net Capital Formation	Net Value of Added Land To Residential Use	Net Additions To Residential Real Estate
	New Construction	Major Improvements and Alterations	Supplementary Costs	Total	Depreciation	Accidental Damages			
1945	268.7	16.9	5.7	291.3	194.4	5.9	91.0	17.6	108.6
1946	390.2	21.8	8.1	420.1	210.6	6.0	203.5	26.5	230.0
1947	506.1	33.6	10.5	550.2	241.1	5.6	303.5	35.0	338.5
1947	628.7	39.0	13.2	680.9	285.5	6.8	388.6	40.9	429.5
1949	726.8	48.2	16.3	791.3	313.2	7.8	470.3	49.6	519.9
1950	782.7	60.6	17.8	861.1	340.5	8.7	511.9	51.8	563.7
1951									
1st Quarter	158.8	14.5	3.5	176.8	100.8	2.7	73.3	8.9	82.2
2nd Quarter	212.3	19.4	4.9	236.6	102.9	2.8	130.9	15.9	146.8
3rd Quarter	200.3	18.3	4.6	223.2	104.5	2.9	115.8	14.0	129.8
4th Quarter	181.4	16.6	4.1	202.1	105.0	2.9	94.2	11.4	105.6
Total, 1951	752.8	68.8	17.1	838.7	413.2	11.3	414.2	50.2	464.4
1952									
1st Quarter	124.7	10.2	2.8	137.7	106.8	2.7	28.5	3.7	31.9
2nd Quarter	192.0	15.2	4.3	211.5	108.3	2.7	100.5	13.0	113.5
3rd Quarter	218.8	17.2	4.9	240.9	109.4	2.8	128.7	16.6	145.3
4th Quarter	229.5	18.0	5.3	252.8	110.0	2.9	139.9	18.1	158.0
Total, 1952	765.0	60.6	17.3	842.9	434.5	11.1	397.3	51.4	448.7
1953									
1st Quarter	185.3	15.2	4.4	204.9	111.0	2.7	91.2	12.0	103.2

TABLE 13.— VOLUME OF GROSS AND NET RESIDENTIAL CAPITAL FORMATION VALUED IN 1939 DOLLARS, CANADA, 1945 — MARCH, 1953.
(Millions of Dollars)

Period	Gross Capital Formation				Capital Consumption		Net Capital Formation	Net Value of Land Added To Residential Use	Net Additions To Residential Real Estate
	New Construction	Major Improvements and Alterations	Supplementary Costs	Total	Depreciation	Accidental Damages			
1945	179.1	11.3	3.8	194.2	127.3	3.9	131.2	11.7	74.7
1946	242.6	13.5	5.1	261.2	129.2	3.7	132.9	16.5	144.8
1947	281.2	17.7	5.7	304.6	129.3	2.9	132.2	19.5	191.9
1948	309.5	25.3	6.8	341.6	136.9	4.6	141.5	20.1	220.2
1949	334.3	26.3	7.5	368.1	146.2	3.8	150.0	23.1	241.2
1950	337.7	29.4	7.7	374.8	151.6	5.5	157.1	22.8	240.5
1951									
1st Quarter	63.9	5.8	1.4	71.1	38.7	1.0	39.7	3.8	35.2
2nd Quarter	81.9	7.4	1.9	91.2	38.8	1.0	39.8	6.2	57.6
3rd Quarter	75.2	6.9	1.8	83.9	39.2	1.1	40.3	5.2	48.8
4th Quarter	68.3	6.1	1.5	75.9	39.3	1.1	40.4	4.2	39.7
Total, 1951	289.3	26.2	6.6	322.1	156.0	4.2	160.2	19.4	181.3
1952									
1st Quarter	46.4	3.8	.9	51.1	39.9	1.0	40.9	1.3	11.5
2nd Quarter	71.6	5.7	1.6	78.9	40.4	1.0	41.4	4.8	42.3
3rd Quarter	81.5	6.5	1.8	89.8	40.9	1.0	41.9	6.1	54.0
4th Quarter	85.3	6.7	2.1	94.1	41.0	1.1	42.1	6.6	58.6
Total, 1952	284.8	22.7	6.4	313.9	162.2	4.1	166.3	18.8	166.4
1953									
1st Quarter	67.7	5.5	1.6	75.8	40.7	1.0	41.7	4.2	37.3

TABLE 14.—EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE, RESIDENTIAL AND OTHER CONSTRUCTION, AND GROSS NATIONAL EXPENDITURE, CANADA, 1945 — MARCH, 1953.
(Millions of Dollars)

Period	New Construction			Repair and Maintenance			Total			Gross National Expenditure
	Housing	Other	Sub-total	Housing	Other	Sub-total	Housing	Other	Total	
1945.....	285.6	421.0	706.6	96.3	401.7	498.0	381.9	822.7	1,204.6	11,850
1946.....	412.0	661.7	1,073.7	105.3	427.7	533.0	517.3	1,089.4	1,606.7	12,026
1947.....	539.7	884.0	1,423.7	130.8	461.2	592.0	670.5	1,345.2	2,015.7	13,768
1948.....	667.7	1,208.4	1,876.1	161.9	532.1	694.0	829.6	1,740.5	2,570.1	15,613
1949.....	775.0	1,348.7	2,123.7	176.0	555.8	731.8	951.2	1,904.5	2,855.7	16,462
1950.....	843.3	1,520.4	2,363.7	191.0	575.0	766.0	1,034.3	2,095.4	3,129.7	18,217
1951										
1st Quarter.....	173.3	317.5	490.8	40.9	101.2	142.1	214.2	418.7	632.9	—
2nd Quarter.....	231.7	467.6	699.3	48.9	178.5	227.4	280.6	646.1	926.7	—
3rd Quarter.....	218.6	582.5	801.1	67.2	222.7	289.9	285.8	805.2	1,091.0	—
4th Quarter.....	198.0	546.4	744.4	64.0	202.6	266.6	262.0	749.0	1,011.0	—
Total, 1951.....	821.6	1,914.0	2,735.6	221.0	705.0	926.0	1,042.6	2,619.0	3,661.6	21,448
1952										
1st Quarter.....	134.9	406.0	540.9	49.9	106.6 ⁽¹⁾	156.5	184.8	512.6	697.4	—
2nd Quarter.....	207.2	571.9	779.1	50.4	178.7 ⁽¹⁾	229.1	257.6	750.6	1,008.2	—
3rd Quarter.....	236.0	690.0	926.0	51.1	218.4 ⁽¹⁾	269.5	287.1	908.4	1,195.5	—
4th Quarter.....	247.5	639.1	886.6	51.8	195.9	247.7	299.3	835.0	1,134.3	—
Total, 1952.....	825.6	2,307.0	3,132.6	203.2	699.6	902.8	1,028.8	3,006.6	4,035.4	22,984 ⁽²⁾
1953										
1st Quarter.....	200.5	426.0	626.5	52.7	108.6	161.3	253.2	534.6	787.8	—

(1) Revised.
(2) Preliminary.

TABLE 15.—NEW RESIDENTIAL CONSTRUCTION,
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945 — MARCH, 1953.

Period	Value of Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Dwellings		
	New Construction	Additions, Alterations and Repairs	Total	Apartments and Flats	All Other Dwellings	Total
1945	105.5	12.4	117.9	4,918	23,645	28,563
1946	182.7	18.0	200.7	6,274	39,023	45,297
1947	161.9	16.0	177.9	3,967	33,250	37,217
1948	276.2	23.1	299.3 ⁽¹⁾	6,473	44,838	51,311
1949	328.4	26.3	354.7	9,895	45,395	55,290
1950	388.5	34.4	422.9	11,310	48,963	60,273
1951						
1st Quarter	61.6	4.6	66.2	1,618	7,107	8,725
2nd Quarter	122.2	11.8	134.0	2,609	14,633	17,242
3rd Quarter	73.5	10.1	83.6	1,874	8,913	10,787
4th Quarter	49.3	6.4	55.7	1,368	6,282	7,650
Total, 1951	306.6	32.9	339.5	7,469	36,935	44,404
1952						
1st Quarter	45.7	4.2	49.9	1,499	5,133	6,632
2nd Quarter	148.0	11.8	159.8	4,889	15,932	20,821
3rd Quarter	115.3	11.3	126.6	3,573	13,150	16,723
4th Quarter	95.3	8.0	103.3	3,747	9,252	12,999
Total, 1952	404.3	35.3	439.6	13,708	43,467	57,175
1953						
January	14.4	1.6	16.0	679	1,399	2,078
February	20.3	2.1	22.4	1,006	2,132	3,138
March	45.9	3.1	49.0	1,916	4,306	6,222
1st Quarter	80.6	6.8	87.4	3,601	7,837	11,438

(1) Revised.

TABLE 16.— NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED,
CANADA, 1945 — MAY, 1953.

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Dwellings		
	Apartments	All Other Residential Dwellings	Total	Apartments ⁽¹⁾	All Other Residential Dwellings	Total
1945	6.3	189.7	196.0	1,103	48,344	49,447
1946	19.0	194.1	213.1	3,139	38,162	41,301
1947	12.0	184.8	197.2	1,743	36,458	38,201
1948	30.1	343.0	373.1	3,730	62,500	66,230
1949	69.5	394.9	464.4	8,165	64,247	72,412
1950	59.3	482.4	541.7	6,550	71,173	77,723
1951	55.8	381.4	437.2	5,425	53,554	58,979
1952						
1st Quarter	16.4	51.5	67.9	1,548	6,641	8,189
2nd Quarter	23.2	123.2	146.4	2,168	13,842	16,010
3rd Quarter	30.7	117.6	148.3	2,834	14,299	17,133
4th Quarter	31.3	117.1	148.4	2,923	14,725	17,648
Total, 1952	101.6	409.4	511.0	9,473	49,507	58,980
1953						
January	8.1	13.4	21.5	743	1,592 ⁽²⁾	2,335 ⁽²⁾
February	5.0	30.2	35.2	457	2,767	3,224
March	11.0	35.6	46.6	986	3,656	4,642
1st Quarter	24.1	79.2	103.3	2,186	8,015	10,201
April	14.4	62.0	76.4	1,332	7,225	8,557
May	13.8	54.7	68.5	1,270	6,741	8,011

(1) Estimated.

(2) Revised.

SECTION 3

PUBLICLY-ASSISTED HOUSE BUILDING

TABLE 17.—NUMBER OF DWELLINGS IN NEW STRUCTURES STARTED, PUBLICLY-INITIATED, AND PRIVATELY-INITIATED, WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947 — MARCH, 1953.

Period	Publicly- Initiated Housing	Privately-Initiated Housing					Total Publicly Assisted Housing ⁽²⁾	Total Housing
		With Government Financial Assistance			Without Government Financial Assistance	Total Privately- Initiated Housing		
		Loans		Guarantees				
		Sub-total ⁽¹⁾						
1947	7,190	12,963	387	13,533	53,540	67,073	20,723	74,263
1948	10,006	17,363	1,528	19,029	61,159	80,188	29,035	90,194
1949	7,874	23,597	3,634	27,297	55,338	82,635	35,171	90,509
1950	4,599	37,935	1,818	39,872	48,060	87,932	44,471	92,531
1951								
1st Quarter	351	4,891	316	5,207	4,243	9,450	5,558	9,801
2nd Quarter	773	9,063	239	9,312	18,579	27,891	10,085	28,664
3rd Quarter	870	6,583	180	6,763	11,489	18,252	7,633	19,122
4th Quarter	638	2,355	96	2,451	7,903	10,354	3,089	10,992
Total, 1951	2,632	22,892	831	23,733	42,214	65,947	26,365	68,579
1952								
1st Quarter	547	2,994	91	3,085	3,636	7,123	3,632	7,268
2nd Quarter	1,391	6,331	215	6,546	20,086	26,592	7,937	28,023
3rd Quarter	1,737	9,602	256	9,858	15,154	25,012	11,595	26,749
4th Quarter	703	9,504	350	9,854	10,649	20,503	10,557	21,206
Total, 1952	4,378	28,431	912	29,343	49,525	79,230	33,721	83,246
1953								
1st Quarter	309	4,753	65	4,818	6,803	11,621	5,127	11,930

(1) Includes in addition to units started with loan and guarantee assistance, units approved under the double depreciation provisions without National Housing Act loans or guarantees.

(2) Includes direct Government housing and privately-initiated housing with Government financial assistance.

TABLE 18.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NUMBER AND AMOUNT OF NET LOANS APPROVED
AND NUMBER OF DWELLINGS FINANCED, CANADA, FEBRUARY, 1945 — MAY, 1953.

Period	Number of Loans			Number of Dwellings			Amount of Loans (\$000)		
	Joint	Direct	Total	Joint	Direct	Total	Joint	Direct	Total
1945	4,838	—	4,838	5,387	—	5,387	22,511	—	22,511
1946	7,307	34	7,341	8,378	3,449	11,827	37,638	18,323	55,951
1947	8,807	79	8,886	10,681	252	10,933	52,107	1,123	53,230
1948	15,191	122	15,313	18,426	350	18,776	96,330	7,961	104,291
1949	17,534	513	18,047	19,842	5,324	25,166	111,971	28,859	140,830
1950	33,302	632	33,934	37,485	4,795	42,280	259,431	25,056	284,487
1951	14,571	345	14,916	17,742	1,541	19,283	113,584	10,037	123,621
1952									
1st Quarter	3,722	249	3,971	4,806	626	5,432	36,480	4,376	40,856
2nd Quarter	6,935	362	7,297	8,585	2,055	10,640	63,333	13,259	76,592
3rd Quarter	6,169	736	6,905	7,721	2,073	9,794	57,548	13,877	71,425
4th Quarter	4,457	1,088	5,545	6,376	2,081	8,457	44,234	15,977	60,211
Total, 1952	21,283	2,435	23,718	27,488	6,835	34,323	201,595	47,489	249,084
1953									
January	807	35	842	1,124	93	1,217	7,987	510	8,497
February	1,569	38	1,607	1,999	100	2,099	15,409	663	16,072
March	1,868	45	1,913	3,382	63	3,445	17,548	413	17,961
1st Quarter	4,244	118	4,362	6,505	256	6,761	40,944	1,586	42,530
April	2,363	151	2,514	3,249	305	3,554	24,226	2,073	26,299
May	2,914	143	3,057	3,646	722	4,368	28,495	4,746	33,241

TABLE 19.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
NUMBER AND AMOUNT OF NET LOANS APPROVED FOR NON-DEFENCE WORKER
HOUSES BUILT WITH AGREED SALE OR CONTRACT PRICE, AND NUMBER OF
DWELLINGS FINANCED, CANADA, OCTOBER, 1951 — MAY, 1953.

Period	Number of Loans	Number of Dwellings	Amount of Loans (\$000)
1951.....	1,108	1,132	9,172
1952			
January.....	1,554	1,587	13,245
February.....	1,047	1,072	8,555
March.....	1,510	1,535	12,483
1st Quarter.....	4,111	4,194	34,283
April.....	1,441	1,449	11,863
May.....	2,085	2,106	17,200
June.....	1,997	2,059	16,964
2nd Quarter.....	5,523	5,614	46,027
July.....	2,017	2,055	17,242
August.....	1,662	1,681	14,125
September.....	1,234	1,261	10,242
3rd Quarter.....	4,913	4,997	41,609
October.....	1,542	1,553	12,850
November.....	937	950	7,953
December.....	821	840	6,846
4th Quarter.....	3,300	3,343	27,649
Total, 1952.....	17,847	18,148	149,568
1953			
January.....	614	613	5,071
February.....	1,209	1,240	10,614
March.....	1,470	1,476	12,643
1st Quarter.....	3,293	3,329	28,328
April.....	1,717	1,731	14,608
May ⁽¹⁾	2,424	2,430	21,460

(1) Figures shown are Gross, i.e. total loans approved with no allowance for cancellations, reinstatements and adjustments.

TABLE 20.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN,
CANADA, FIRST QUARTERS, 1952 AND 1953.

Type of Loan	1952					1953			
	Number of Loans	Number of Dwellings	Amount of Loans (\$000)	Average Loan per Dwelling \$		Number of Loans	Number of Dwellings	Amount of Loans (\$000)	Average Loan per Dwelling \$
<i>Housing for Home Ownership</i>									
Defence worker housing	—	—	—	—		7	7	57	8,166
Loans to home owners	240	240	2,168	9,034		20	20	156	7,795
Loans to builders for sale	739	756	5,583	7,384		1,025	1,042	8,100	7,774
Non-defence worker housing	3,311	3,420	27,518	8,046		3,519	3,609	30,510	8,454
Loans to home owners									
Loans to builders for sale									
Sub-total	4,290	4,416	35,269	7,987		4,571	4,678	38,823	8,299
<i>Housing for Rental Purposes</i>									
Rental insurance	—	—	—	—		—	—	—	—
Defence worker housing	3	278	1,710	6,151		5	107	626	5,854
Non-defence worker housing	—	—	—	—		1	12	60	5,000
Primary industries	1	128	575	4,492		2	50	244	4,880
Limited Dividend Corporation	79	1,140	5,969	5,236		152	1,424	8,037	5,644
Other Rental									
Sub-total	83	1,546	8,254	5,339		160	1,593	8,967	5,629
Total Gross Loans	4,373	5,962	43,523	7,300		4,731	6,271	47,790	7,621

TABLE 21.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, (1) ANALYSIS OF GROSS LOANS APPROVED, SHOWING NUMBER AND AMOUNT OF LOANS, NUMBER OF DWELLINGS, AVERAGE ESTIMATED COST, LENDING VALUE, AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF DWELLING, CANADA, FIRST QUARTERS, 1952 AND 1953.

Type of Dwelling	Number of Loans	Number of Dwellings	Amount of Loans (\$000)	Average Estimated Costs				Average			
				Land	Con-struction	Other	Total	Lending Value	Loan	Finished Floor Area (Sq. Ft.)	Con-struction Cost per Sq. Ft. \$
				\$	\$	\$	\$	\$	\$		
1952											
Single 1-Storey	2,671	2,671	21,094	1,152	9,387	353	10,892	10,204	7,898	1,018	9.22
Single 1½-Storey											
Finished	702	702	5,948	1,289	9,848	435	11,572	10,878	8,472	1,196	8.24
Unfinished	208	208	1,530	986	8,618	302	9,906	9,430	7,356	818 ⁽²⁾	6.82
Single 2-Storey	436	436	3,918	1,244	10,748	423	12,415	11,852	8,985	1,278	8.41
Semi-Detached	155	163	1,375	1,229	9,762	410	11,401	10,723	8,435	1,127	8.66
Duplex	22	44	226	665	7,785	271	8,721	6,921	5,130	1,050	7.42
Triplex	4	12	61	667	8,029	275	8,971	6,458	5,058	1,006	7.98
Double Duplex	105	214	1,268	765	8,017	325	9,107	7,787	5,926	1,050	7.64
Row House	1	6	34	900	8,750	205	9,855	7,117	5,693	1,015	8.62
Apartment	68	1,378	7,494	528	7,067	523	8,118	6,976	5,438	911	7.76
Total	4,372	5,834	42,948	1,005	8,913	406	10,324	9,509	7,362	1,031	8.52
1953											
Single 1-Storey	3,346	3,346	27,874	1,223	9,916	424	11,563	10,892	8,331	1,061	9.35
Single 1½-Storey											
Finished	604	604	5,197	1,224	9,983	516	11,723	11,133	8,604	1,217	8.21
Unfinished	229	229	1,850	1,286	9,309	351	10,946	10,353	8,077	880 ⁽²⁾	6.80
Single 2-Storey	214	214	1,964	1,305	11,212	508	13,025	12,221	9,180	1,321	8.49
Semi-Detached	75	76	729	1,312	10,607	594	12,513	12,060	9,596	1,162	9.12
Duplex	61	122	688	916	8,279	320	9,515	7,982	5,635	1,038	7.98
Triplex	32	96	471	933	8,129	249	9,311	6,786	4,906	1,074	7.57
Double Duplex	41	84	501	885	8,383	284	9,552	8,029	5,963	1,052	7.97
Row House	19	58	326	715	7,671	349	8,735	7,135	5,611	986	7.78
Apartment	107	1,380	7,886	571	7,131	571	8,273	7,217	5,715	890	8.01
Total	4,728	6,209	47,486	1,065	9,232	465	10,762	9,944	7,648	1,026	8.84

(1) Excluding loan approvals under Sections 9 and 9a.

(2) Total floor area including unfinished portion averaged 1,263 sq. ft. in 1952 and 1,368 sq. ft. in 1953.

TABLE 22.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA,
APRIL, 1946 — MARCH, 1953,

Period	Number of Loans	Number of New Dwellings	Amount \$	Average Loan per New Dwelling \$
1946	25	48	76,315	1,590
1947	11	16	30,775	1,923
1948	3	4	7,000	1,750
1949	0	—	—	—
1950	1	2	5,000	2,500
1951	0	—	—	—
1952				
1st Quarter	1	1	3,000	3,000
2nd Quarter	1	1	3,000	3,000
3rd Quarter	0	—	—	—
4th Quarter	1	2	5,000	2,500
Total, 1952	3	4	11,000	2,750
1953				
1st Quarter	0	—	—	—
Total, April, 1946 — March, 1953	43	74	130,090	1,758

TABLE 23.— OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, NET NUMBER OF PROJECTS, DWELLINGS AND TOTAL ESTIMATED COST, APPROVED WITH LOANS UNDER THE N.H.A. AND WITH CONVENTIONAL LOANS, CANADA, JULY, 1948 — MARCH, 1953.

Period	With Loans Under The N.H.A.			With Conventional Loans			Total		
	Number of Projects	Number of Units	Estimated Cost (\$'000)	Number of Projects	Number of Units	Estimated Cost (\$'000)	Number of Projects	Number of Units	Estimated Cost (\$'000)
1948	1	50	303	35	1,938	14,182	36	1,988	14,485
1949	58	6,158	41,443	60	1,562	12,425	118	7,720	53,868
1950	33	3,337	24,037	21	974	7,787	54	4,311	31,824
1951	11	337	3,298	4	412	3,334	15	749	6,632
1952									
January	1	40	325	—	—	—	1	40	325
February	1	55	441	—	44	353	1	99	794
March	3	348	2,791 ⁽¹⁾	—	—	—	3	348	2,791 ⁽¹⁾
1st Quarter	5	443	3,557 ⁽¹⁾	—	44	353	5	487	3,910 ⁽¹⁾
April	4	330	2,487	1	30	230	5	360	2,717
May	5	530	4,421	1	16	113	6	546	4,534
June	11	709	5,898	—1	—30	—233	10	679	5,665
2nd Quarter	20	1,569	12,806	1	16	110	21	1,585	12,916
July	7	380	2,941	1	32	221	8	412	3,162
August	4	287	2,104	1	24	166	5	311	2,270
September	—	54	447 ⁽¹⁾	2	82	666 ⁽¹⁾	2	136	1,113
3rd Quarter	11	721	5,492	4	138	1,053 ⁽¹⁾	15	859	6,545
October	4	216	1,739 ⁽¹⁾	2	135	1,033 ⁽¹⁾	6	351	2,772
November	1	24	175	1	86	876	2	110	1,051
December	5	214	1,793 ⁽¹⁾	—1	—105	—814 ⁽¹⁾	4	109	979 ⁽¹⁾
4th Quarter	10	454	3,707 ⁽¹⁾	2	116	1,095 ⁽¹⁾	12	570	4,802 ⁽¹⁾
Total, 1952	46	3,187	25,562 ⁽¹⁾	7	314	2,611 ⁽¹⁾	53	3,501	28,173 ⁽¹⁾
1953									
January	1	36	283	—	—	—	1	36	283
February	2	28	240	—	—	—	2	28	240
March	1	11	18	—1	—8	—46	—	3	—28
1st Quarter	4	75	541	—1	—8	—46	3	67	495
Total, July, 1948 — March, 1953	153	13,144	95,261	126	5,192	40,293	279	18,336	135,477

(1) Revised.

TABLE 24.— OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT PER UNIT, FOR GROSS PROJECTS APPROVED, CANADA, 1948 — MARCH, 1953.

Period	Number of Rooms	Floor Area (Sq. Ft.)	Estimated Cost \$	Maximum Monthly Rent \$
1948	3.9	878	7,266	80.93
1949	4.1	904	7,101	70.55
1950	4.1	902	7,018	67.81
1951				
1st Quarter	3.6	886	8,145	79.22
2nd Quarter	3.7	879	9,571	85.03
3rd Quarter	—	—	—	—
4th Quarter	3.7	825	7,720	76.94
Annual Average	3.6	868	8,558	80.76
1952				
1st Quarter	4.1	929	8,012	82.00
2nd Quarter	4.2	946	8,142	82.77
3rd Quarter	4.0	919	7,557	76.40
4th Quarter	4.1	915	8,325	89.97
Annual Average	4.1	939	8,057	83.09
1953				
January	3.7	965	7,850	91.00
February	3.7	859	8,567	87.25
March	3.9	868	7,592	87.34
1st Quarter	3.8	890	7,842	88.25
Average, July, 1948— March, 1953	4.0	903	7,281	74.01

TABLE 25.—FEDERAL-PROVINCIAL HOUSING OPERATIONS UNDER SECTION 35 OF THE
NATIONAL HOUSING ACT, 1944, CANADA,
1950 — MARCH, 1953.

Period	Number of Projects for Which Contracts Awarded	Number of Dwellings			
		For Which Contracts Awarded	Started	Completed	Under Construction (at End of Period)
1950	1	140	140	—	140
1951					
1st Quarter	—	—	—	8	132
2nd Quarter	1	88	4	76	60
3rd Quarter	—	—	84	56	88
4th Quarter	2	355	103	—	191
Total, 1951	3	443	191	140	—
1952					
1st Quarter	—	—	123	40	274
2nd Quarter	7 ⁽¹⁾	377	308	65	517
3rd Quarter	11	777	615	126	1,006
4th Quarter	3 ⁽¹⁾	270	381	195	1,192
Total, 1952	21 ⁽¹⁾	1,424	1,427	426	—
1953					
January	—	—	26	55	1,163
February	—	—	1	171	993
March	—	—	100	149	944
1st Quarter	—	—	127	375	—
Total, 1950 — March, 1953	25	2,007	1,885	941	—

(1) Revised.

TABLE 26. — FEDERAL-PROVINCIAL LAND ASSEMBLY OPERATIONS
UNDER SECTION 35 OF THE NATIONAL HOUSING ACT, 1944,
CANADA, 1950 — MARCH, 1953.

Period	Projects Approved			Number of Lots Sold ⁽¹⁾
	Number of Projects	Number of Acres	Number of Lots	
1950	5	648	2,257	—
1951	8	1,287	4,902	175
1952				
1st Quarter	2	28	187	—
2nd Quarter	1	301	2,170	—
3rd Quarter	3	548	1,539	—
4th Quarter	1	95	475	—
Total, 1952	7	972	4,371	418 ⁽²⁾
1953				
1st Quarter	—	—	—	175
Total, 1950 — March, 1953 ⁽³⁾	20	2,809	11,530	729

(1) Includes acceptances of offers to purchase.

(2) Quarterly data not available.

(3) These totals differ from those shown in Table 20 of the *Annual Report C.M.H.C.*, 1952 because of subsequent adjustments in the number of lots available for housing.

TABLE 27.—EXPENDITURES⁽¹⁾, UNDER SECTION 35 OF THE NATIONAL HOUSING ACT, 1944,
CANADA, 1950 — MARCH, 1953.
(\$000)

Period	Rental Housing Projects			Land Assembly Projects		Combined Housing and Land Assembly Projects		
	Housing	Land Improvement and Other Outlay	Total	Land Improvement and Other Outlay	Housing	Land Improvement and Other Outlay	Total	Total
1950	427.0	90.3	517.3	279.1	—	—	—	796.4
1951	945.0	106.0	1,051.0	1,601.0	—	7.0	7.0	2,659.0
1952								
1st Quarter	635.5	26.4	661.9	152.6	30.2 ⁽²⁾	9.2	39.4	853.9
2nd Quarter	663.2	27.5	690.7	273.1	5.0	2.6 ⁽²⁾	7.6	971.4
3rd Quarter	2,288.3	86.8	2,375.1	425.8	71.9	23.7	95.6	2,896.5
4th Quarter	4,814.9	208.3	5,023.2	570.6	420.0	133.4	553.4	6,147.2
Total, 1952	8,401.9	349.0	8,750.9	1,422.1	527.1	168.9	696.0	10,869.0
1953								
1st Quarter	2,274.0	760.2	3,034.2	260.9	245.3	307.0	552.3	3,847.4

(1) Includes both Federal and Provincial Shares.

(2) Revised.

TABLE 28.—LAND ASSEMBLY PROJECTS UNDER SECTION 11B OF THE NATIONAL HOUSING ACT, 1944,
CANADA, 1947 — MARCH, 1953.

Period	Progress of Land Assembly Projects										Total Expenditure (\$000)
	Started			Improvements Completed				Under Construction (At End of Period)			
	Number of Projects	Number of Lots	Number of Acres	Number of Projects	Number of Lots			Number of Projects	Number of Lots		
					Completed	Sold or Optioned	Not Optioned or Sold (At End of Period)				
1947	4	910	199	—	—	—	—	4	910	—	
1948	1	91	11	—	—	—	—	5	1,001	—	
1949	1	534	150	—	872	872	663	6	663	1,141.0 ⁽¹⁾	
1950	1	417	90	3	1,080	638	452	4	452	392.1	
1951	—	—	—	—	—	—	—	—	—	—	
1st Quarter	—	—	—	—	—	92	350	4	350	60.3	
2nd Quarter	—	—	—	—	—	66	284	4	284	33.7	
3rd Quarter	—	—	—	—	—	51	233	4	233	239.3	
4th Quarter	—	—	—	—	—	14	219	4	219	196.9	
Total, 1951	—	—	—	—	—	223	—	—	—	530.2	
1952	—	—	—	—	—	—	—	—	—	—	
1st Quarter	—	—	—	—	—	3	216	4	216	6.4	
2nd Quarter	—	—	—	1	—	4	212	3	212	40.8	
3rd Quarter	—	—	—	1	—	16 ⁽²⁾	196 ⁽²⁾	2	196 ⁽²⁾	5.1	
4th Quarter	—	—	—	—	—	50	146 ⁽²⁾	2	146 ⁽²⁾	2.8	
Total, 1952	—	—	—	—	—	73 ⁽²⁾	—	—	—	55.1	
1953	—	—	—	—	—	—	—	—	—	—	
1st Quarter	—	—	—	1	—	—	146	1	146	.8	

(1) Includes expenditures made in 1947 and 1948.

(2) Revised.

TABLE 29.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURE, CANADA, 1941 — MARCH, 1953.

Period	Number of Dwellings			Expenditure (\$'000)			
	Started	Completed	Under Construction (At End of Period)	Housing	Supplementary Buildings	Land, Improvements and Other Outlay	Total
1941—1945 ⁽²⁾	23,704	18,774	4,930	60,941	13,779	16,671	91,391
1946	6,133	6,997	4,066	34,314	47	2,179	36,540
1947	6,709	5,421	5,354	26,701	21	1,893	28,615
1948	8,199	6,934	6,619	49,180	39	4,165	53,384
1949	4,916	7,804	3,731	38,635	160	3,978 ⁽³⁾	42,773
1950	1,023	3,841	913	12,945	0	3,199 ⁽³⁾	16,144
1951							
1st Quarter	0	292	621	659	0	177	836
2nd Quarter	0	183	438	487	0	326	813
3rd Quarter	0	108	330	529	0	779	1,308
4th Quarter	8	124	214	720	0	700	1,420
Total, 1951	8	707	—	2,395	0	1,982 ⁽³⁾	4,377
1952							
1st Quarter	186	191	209	405	0	69	474
2nd Quarter	177	22	364	986	0	207	1,193
3rd Quarter	142	14	492	446	0	408	854
4th Quarter	103	143	451	1,514	0	791	2,305
Total, 1952	608	370	—	3,351	0	1,475 ⁽³⁾	4,826
1953							
January	—	77	375	34	0	1	35
February	26	48	353	236	0	21	257
March	1	52	302	427	0	32	459
1st Quarter	27	177	—	697	0	54	751
Total, April, 1941 — March, 1953	51,327	51,025	—	229,159	14,046	35,596	278,801

(1) Operations during 1941–1947 conducted by Wartime Housing Limited.

(2) Covers war workers' housing built between April, 1941 and December 31, 1945.

(3) Excluding \$1,255,000 expended in 1949, \$1,148,000 expended in 1950, \$740,367 expended in 1951 and \$140,730 expended in 1952 recoverable from municipalities.

TABLE 30. — PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION,
NUMBER OF RENTAL UNITS UNDER ADMINISTRATION, AND PER CENT VACANT,
BY TYPE OF UNIT, CANADA, 1947 — APRIL, 1953.

As at End of Month	Units in New Structures						Home Conversion Plan			All Units	
	Single Units		Multiple Units		Total		Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	
	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant					
1947											
June	28,074	.5	42	—	28,116	.5	2,098	—	30,214	.5	
December	30,392	.6	799	.1	31,191	.6	2,079	—	33,270	.5	
1948											
June	33,260	.8	1,142	—	34,402	.7	2,013	—	36,415	.7	
December	33,900	.3	1,388	.1	35,288	.3	1,827	—	37,115	.3	
1949											
June	37,461	.6	1,642	.7	39,103	.6	1,512	.9	40,615	.7	
December	38,367	.4	1,768	.3	40,135	.4	1,213	.8	41,348	.4	
1950											
June	38,667	.4	1,768	.7	40,435	.1	975	3.1	41,410	.4	
December	36,002	.6	1,767	.5	37,769	.7	745	.9	38,514	.6	
1951											
June	28,649	.5	1,760	1.1	30,409	.5	453	.6	30,862	.5	
December	22,689	.5	1,760	.3	24,449	.5	225	—	24,674	.4	
1952											
March	21,792	.4	1,760	.3	23,552	.4	93	—	23,645	.4	
June	20,034	.3	1,763	.7	21,797	.3	34	—	21,831	.3	
September	18,892	.3	1,763	.6	20,655	.3	8	—	20,663	.3	
December	17,838	.2	1,762	.3	19,600	.2	—	—	19,600	.2	
1953											
January	17,720	.1	1,762	.3	19,482	.2	—	—	19,482	.2	
February	17,621	.2	1,762	—	19,383	.1	—	—	19,383	.1	
March	17,551	.2	1,762	.1	19,313	.2	—	—	19,313	.2	
April	17,370	.1	1,762	.1	19,132	.1	—	—	19,132	.1	

TABLE 31.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ NUMBER OF DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, 1949 — MARCH, 1953.

Period	Number of Dwellings ⁽²⁾			Actual Expenditures (\$000)		
	Started	Completed	Under Construction (At End of Period)	Housing	Land Improvements and Other Outlay	Total
1949	2,786	20	2,744	10,513	1,272	11,785
1950	3,436	2,578	3,624	23,961	4,485	28,446
1951						
1st Quarter	13	804	2,833	4,820	817	5,637
2nd Quarter	655	523	2,965	3,565	425	3,990
3rd Quarter	550	684	2,831	5,379	1,170	6,549
4th Quarter	214	628	2,417	6,701	1,803	8,504
Total, 1951	1,432	2,639	—	20,465	4,215	24,680
1952						
1st Quarter	359	1,042	1,734	4,638	776	5,414
2nd Quarter	875	568	2,041	3,325	586	3,911
3rd Quarter	1,019	386	2,674	7,566	2,571	10,137
4th Quarter	320	540	2,453	6,420	2,710	9,130
Total, 1952	2,573	2,536	—	21,949	6,643	28,592
1953						
January	5	165	2,293	1,115	428	1,543
February	167	617	1,843	1,181	323	1,504
March	10	375	1,478	1,080	319	1,399
1st Quarter	182	1,157	—	3,376	1,070	4,446

(1) The construction operations in respect of the 1949 program of Armed Service Married Quarters are being conducted by the Construction Division, C.M.H.C. on behalf of the Department of National Defence. For progress of 1947 and 1948 program see Table 33, *Housing in Canada*, First Quarter, 1952, p. 69.

(2) Not shown are 497 units in remote areas, 220 of which were completed in 1950 by the Construction Division, C.M.H.C. and 277 units completed in 1951 by Defence Construction (1951) Limited.

TABLE 32.— CONSTRUCTION OF NEW SCHOOLS BY CENTRAL MORTGAGE AND HOUSING CORPORATION FOR THE DEPARTMENT OF NATIONAL DEFENCE, NUMBER OF SCHOOLS FOR WHICH CONTRACTS HAVE BEEN AWARDED, STARTED AND COMPLETED, AND EXPENDITURES, CANADA, 1950 — MARCH, 1953.

Period	Number of Schools				Total Expenditure (\$000)		
	For which Contracts Awarded	Started	Completed	Under Construction (at end of Period)	Schools	Land Acquisition and Other Outlay	Total
1950	20	19	—	19	1,665	18	1,683
1951							
1st Quarter	1	2	—	21	1,706	16	1,722
2nd Quarter	—	—	—	21	1,193	12	1,205
3rd Quarter	—	—	4	17	1,545	54	1,599
4th Quarter	2	2	1	18	1,205	165	1,370
Total, 1951	3	4	5	—	5,649	247	5,896
1952							
1st Quarter	—	—	8	10	357	30	387
2nd Quarter	1	—	2	8	104	41	145
3rd Quarter	1	—	2	6	218	140	358
4th Quarter	—	2	3	5	107	143	250
Total, 1952	2	2	15	—	786	354	1,140
1953							
1st Quarter	—	—	—	5	172	52	224

TABLE 33.—HOUSING OPERATIONS AND OTHER CONSTRUCTION OPERATIONS BY DEFENCE CONSTRUCTION (1951) LIMITED, CANADA, NOVEMBER, 1950 — APRIL, 1953.

Period	Residential Construction				Other Construction			Total		
	Number of Dwellings			Expenditure (\$000)	Contracts Awarded ⁽²⁾		Expenditure (\$000) ⁽²⁾	Contracts Awarded ⁽¹⁾		Expenditure ⁽²⁾ (\$000)
	For Which Contracts Awarded	Started	Completed		Number	Amount (\$000)		(2) Number	(2) Amount (\$000)	
Prior to Nov. 1950 ³ Nov.—Dec., 1950	315 160	— ⁽⁴⁾ — ⁽⁴⁾	— ⁽⁴⁾ 0	3,748 327	125 23	35,791 10,864	16,098 ² 920	125 23	41,291 10,915	19,846 1,247 ²
Total, 1950	475	— ⁽⁴⁾	— ⁽⁴⁾	4,075	148	46,655	17,018	148	52,206	21,093
1951										
1st Quarter	550	168	—	1,907	48	11,734	6,653 ²	48	21,166	8,560
2nd Quarter	105	208	—	5,033	82	59,865	8,475	82	60,872	13,508
3rd Quarter	4	194	36	3,461	114	47,351	22,608	114	47,596	26,069
4th Quarter	165	208	47	2,738	131	38,163	31,145	131	39,957	33,883
Total, 1951	824	778 ⁽⁵⁾	83 ⁽⁶⁾	13,139	375	157,113	68,881	375	169,591	82,020
1952										
1st Quarter	—	29	111	1,680	104	35,628	37,551	104	35,628	39,231
2nd Quarter	40	145	150	1,572	135	32,289	38,897	135	32,289	40,469
3rd Quarter	—	154	96	1,301	104	52,923	41,699	104	52,923	43,000
4th Quarter	—	2	269	2,061	139	35,484	52,535	139	35,484	54,596
Total, 1952	40	330 ⁽²⁾	626	6,614	482	156,324	170,682	482	156,324	177,296
1953										
January	—	—	—	351	28 ⁽²⁾	6,671	11,253	28 ⁽²⁾	6,671	11,604
February	—	—	16	352	23	5,432	10,424	23	5,432	10,788
March	—	—	—	203	10	5,438	11,291	10	5,438	11,494
1st Quarter	—	—	16	906	61	17,541	32,968	61	17,541	33,886
April	—	—	20	291	29	9,439	7,199	29	9,439	7,490
Total, November, 1950, April, 1953	1,024	1,108	745	21,277	970	351,281	280,650	970	363,810	301,963

(1) Data shown are net of cancellations, reinstatements and adjustments.

(2) Revised.

(3) Data represent number and value of contracts taken over from Canadian Commercial Corporation.

(4) Not yet available.

(5) Includes 374 units started in defence projects which are in addition to starts shown in Table 21, *Annual Report, 1951*, C.M.H.C. p. 87. The remaining 404 units were started in remote areas.

(6) Represents units completed in remote areas, 20 of which were in Manitoba and 63 in the Yukon. Excluded are 277 units completed in remote areas as shown in Table 33, *Housing in Canada*, First Quarter, 1952, p. 69.

TABLE 34.— CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,
NUMBER OF NEW DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND
EXPENDITURE, CANADA, SEPTEMBER 23, 1943 — MARCH, 1953.

Period	Number of Dwellings			Expenditure on Dwellings Completed, Current Construction, Repairs and Other Services (\$000)
	Started	Completed	Under Construction (At End of Period)	
Sept. 23, 1943 — Dec. 31, 1946	4,794	2,529	2,265	24,413
1947	1,963	1,978	2,250	15,348
1948	1,884	1,932	2,202	12,636
1949	2,483	2,062	2,623	12,617
1950	2,311	2,149	2,785	12,330
1951				
1st Quarter	151	586	2,350	3,033
2nd Quarter	484	439	2,395	1,525
3rd Quarter	671	489	2,577	3,085
4th Quarter	539	651	2,465	3,493
Total, 1951	1,845	2,165	—	11,136
1952				
1st Quarter	90	552	2,003	1,967
2nd Quarter	279	347	1,935	1,143
3rd Quarter	555	380	2,110	2,510
4th Quarter	354	365	2,099	2,691
Total, 1952	1,278	1,644	—	8,311
1953				
1st Quarter	115	508	1,706	2,655
Total, 1943 — March, 1953	16,673	14,967	—	99,446

TABLE 35.— LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,
1929 — MARCH, 1953.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans ⁽¹⁾	Amount of Loans (\$000)
May 1, 1929— Mar. 31, 1945	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	26,832	54,694
1945 ⁽³⁾	53	48	25	10	794	1,973	804	2,031
1946	57	49	49	25	1,299	3,311	1,309	3,386
1947	57	58	49	18	1,222	3,191	1,227	3,267
1948	62	85	145	66	1,813	4,663	1,828	4,814
1949	86	148	162	73	1,958	5,158	1,989	5,379
1950	71	123	161	62	1,884	4,763	1,905	4,943
1951								
1st Quarter	8	16	16	5	218	581	220	602
2nd Quarter	13	33	17	10	276	832	281	875
3rd Quarter	32	66	36	20	526	1,450	536	1,535
4th Quarter	11	21	20	8	494	1,423	495	1,452
Total, 1951	64	136	89	43	1,514	4,286	1,532	4,464
1952								
1st Quarter	2	7	2	4	156	459	159	471
2nd Quarter	8	29	34	28	353	1,100	362	1,157
3rd Quarter	18	38	52	32	509	1,594	513	1,664
4th Quarter	10	21	22	16	508	1,733	510	1,777
Total, 1952	38	95	110	80	1,526	4,886	1,544	5,062
1953								
January	3	7	9	5	213	845	214	857
February	2	7	6	2	84	333	86	341
March	1	5	5	4	32	111	32	120
1st Quarter	6	19	20	11	329	1,289	332	1,319
Total, 1929 — March, 1953	—	—	—	—	—	—	39,302	89,364

(1) Because the loan on a single mortgage may be applied for several purposes, the number of loans referred to in the total column is at variance with a total of the number of loans shown in the other three columns.

(2) Not available.

(3) Covers period April 1 to December 31.

TABLE 36.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,
CANADA, MARCH, 1945 — MARCH, 1953.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
					Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)
1945	232	259	246	145	3,833	2,978	4,311	3,382
1946	375	408	351	237	12,304	9,235	13,030	9,880
1947	387	488	448	333	21,211	17,340	22,046	18,161
1948	328	448	524	434	29,579	28,449	30,431	29,331
1949	434	656	919	796	43,422	44,427	44,775	45,879
1950	511	798	967	850	57,491	61,774	58,969	63,422
1951								
1st Quarter	103	176	159	154	8,645	9,433	8,907	9,763
2nd Quarter	217	347	380	377	24,645	24,914	25,242	25,638
3rd Quarter	179	280	351	338	25,493	31,638	26,023	32,256
4th Quarter	88	141	265	228	14,539	17,301	14,892	17,670
Total, 1951	587	944	1,155	1,097	73,322	83,286	75,064	85,327
1952								
1st Quarter	47	78	179	173	11,652	13,378	11,878	13,629
2nd Quarter	199	335	414	414	26,146	27,958	26,759	28,707
3rd Quarter	200	343	408	389	29,494	38,783	30,102	39,515
4th Quarter	117	200	325	302	14,155	15,940	14,597	16,442
Total, 1952	563	956	1,326	1,278	81,447	96,059	83,336	98,293
1953								
January	20	36	69	69	2,595	2,820	2,684	2,925
February	17	29	67	68	3,016	3,298	3,100	3,394
March	36	66	73	68	5,625	6,355	5,734	6,490
1st Quarter	73	131	209	205	11,236	12,473	11,518	12,809
Total, 1945 — March, 1953	3,490	5,088	6,145	5,375	333,845	356,021	343,480	366,484

TABLE 37.— OPERATIONS UNDER THE QUEBEC HOUSING ACT,⁽¹⁾ NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF DWELLINGS INVOLVED, AND PROVINCIAL COMMITMENTS, JANUARY, 1948 — MARCH, 1953.

Period	Loans Approved		Provincial Commitment		Number of Dwellings
	Number	Amount (\$000)	Total (\$000)	Average per Loan \$	
January, 1948 — December, 1949	2,175	11,546	3,554	1,634	2,527
1950	4,184	25,494	7,783	1,860	4,912
1951					
1st Quarter	1,732	12,107	3,744	2,162	2,110
2nd Quarter	1,247	9,141	2,677	2,146	1,611
3rd Quarter	838	6,222	1,875	2,237	1,030
4th Quarter	1,422	9,863	2,939	2,067	1,686
Total, 1951	5,239	37,333	11,235	2,144	6,437
1952					
1st Quarter	2,387	16,655	5,121	2,145	2,706
2nd Quarter	683	4,543	1,209	1,768	805
3rd Quarter	381	2,082	564	1,480	440
4th Quarter	545	3,087	670	1,229	624
Total, 1952	3,996	26,367	7,564	1,893	4,575
1953					
January	1,103	8,231	2,603	2,360	1,217
February	473	3,606	1,145	2,421	518
March	489	3,282	996	2,037	547
1st Quarter	2,065	15,119	4,744	2,297	2,282
Total, January, 1948 — March, 1953.	17,659	115,859	34,880	1,961	20,733

(1) An act to Improve Housing Conditions, Chapter 6, 12 George VI, *Statutes of the Province of Quebec*, as amended.

TABLE 39. — GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF DWELLING, CANADA, 1947 — MARCH, 1953.

Period	Life Insurance Companies						Trust Companies						Loan Companies					
	Single Units			Multiple Units			Single Units			Multiple Units			Single Units			Multiple Units		
	Number of Loans		Amount (\$'000)	Number of Loans		Amount (\$'000)	Number of Loans		Amount (\$'000)	Number of Loans		Amount (\$'000)	Number of Loans		Amount (\$'000)	Number of Loans		Amount (\$'000)
1947	14,365 ⁽¹⁾	67,724		1,301	6,055	20,463	893	3,093	129	412	860	2,973	340	1,214	11,657	340	1,214	3,300
1948	20,912	108,562		2,103	8,149	32,355	1,643	7,802	112	409	922	3,762	450	1,432	15,322	450	1,432	3,484
1949	24,311	136,737		1,959	8,865	36,435	1,836	8,982	81	258	755	4,504	515	1,583	19,235	515	1,583	3,577
1950	35,516	223,003		2,538	10,311	46,165	1,347	6,892	179	491	1,362	4,870	643	1,895	22,819	643	1,895	5,534
1951	23,860	167,300		1,878	8,369	40,501	1,024	6,211	125	328	933	2,986	352	1,107	15,090	352	1,107	2,573
1952																		
1st Quarter	4,606 ⁽²⁾	36,584		355	2,647	12,419	151	882	15	55	139	632	110	330	3,174	110	330	810
2nd Quarter	7,509	60,380		465	2,823	13,837	235	1,529	34	79	297	1,085	154	688	5,881	154	688	1,956
3rd Quarter	7,434	60,611		478	3,217	15,394	316	1,967	34	85	286	1,213	213	767	6,297	213	767	2,029
4th Quarter	6,115	49,280		428	3,034	14,967	262	1,741	24	63	214	1,157	215	776	6,295	215	776	2,148
Total, 1952	25,664	206,855		1,730	11,721	56,616	964	6,119	107	282	935	4,087	692	2,561	21,647	692	2,561	6,943
1953																		
1st Quarter	5,383	44,549		452	3,738	19,654	223	1,368	70	199	582	1,133	152	673	6,081	152	673	2,310

(1) Includes one loan approved for 2 single units and one for 21 single units.

(2) Revised.

TABLE 39.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF DWELLING, CANADA, 1947 — MARCH, 1953 — *Concluded.*

Period	Fraternal Societies ⁽¹⁾				Fire Insurance Companies				All Lending Institutions ⁽²⁾						
	Single Units		Multiple Units		Single Units		Multiple Units		Single Units		Multiple Units				
	Number of Loans	Amount (\$'000)	Number of Loans of Units	Amount (\$'000)	Number of Loans	Amount (\$'000)	Number of Loans of Units	Amount (\$'000)	Number of Loans	Amount (\$'000)	Number of Loans of Units	Amount (\$'000)			
1947	103	549	143	355	1,313	2	37	15	39	171	18,336 ⁽³⁾	1,928	8,075	26,107	
1948	380	2,134	256	684	2,757	4	26	13	61	240	26,701	2,943	10,735	39,758	
1949	658	3,768	284	881	2,255	38	183	21	91	250	31,347	2,860	11,678	43,273	
1950	545	3,065	161	348	1,156	18	101	7	17	60	42,296	3,528	13,062	54,277	
1951	272	1,687	210	630	1,998	4	22	0	—	—	28,146	190,310	2,565	10,434	46,005
1952															
1st Quarter	45	282	23	53	271	0	—	0	—	—	5,434	40,922	503	3,085	13,639
2nd Quarter	70	460	19	40	175	1	4	0	—	—	8,900	68,254	676	3,630	16,265
3rd Quarter	45	221	36	78	321	2	19	2	5	19	9,010	69,115	763	4,152	18,048
4th Quarter	78	469	37	78	330	0	—	1	1	8	7,612	57,785	705	3,952	17,667
Total, 1952	238	1,433	115	249	1,098	3	23	3	6	27	30,956	236,077	2,647	14,819	65,619
1953															
1st Quarter	92	493	31	86	381	5	23	0	—	—	6,836	52,514	705	4,696	22,927

(1) Including mutual benefit societies and pension fund associations.

- (1) Including mutual benefit societies and pension fund associations.
- (2) The sum total of lending operations on single and multiple units by all lending institutions is shown in column 2 to 4 of Table 39.
- (3) Includes one loan approved for 2 single units and one for 21 single units.

(3) Includes one loan approved for 2 single units and one for 21 single units.

TABLE 40.— NUMBER OF MORTGAGES REGISTERED AND DISCHARGED AND REAL ESTATE TRANSFERS REGISTERED, GREATER TORONTO AREA AND PROVINCE OF ONTARIO, 1945 — MARCH, 1953.

Period	Mortgages Registered		Mortgages Discharged		Real Estate Transfers Registered	
	Greater Toronto	Ontario	Greater Toronto	Ontario	Greater Toronto	Ontario
1945	17,638	52,517	17,667	57,539	28,231	132,533
1946	22,289	69,048	21,770	66,341	36,085	173,177
1947	24,095	73,543	22,485	64,744	32,762	151,005
1948	29,527	86,754	23,301	66,067	35,724	153,482
1949	39,093	104,403	25,483	68,336	39,887	156,283
1950	41,770	110,177	27,289	73,400	45,080	167,005
1951						
1st Quarter	8,792	23,173	6,373	17,220	10,062	37,259
2nd Quarter	12,510	32,947	8,028	21,677	13,507	49,950
3rd Quarter	10,360	27,305	6,659	17,751	10,479	38,723
4th Quarter	9,983	26,312	6,871	18,762	9,894	36,770
Total, 1951	41,645	109,737	27,931	75,410	43,942	162,702
1952						
1st Quarter	8,120	21,466	6,324	16,727	7,753	29,040 ⁽¹⁾
2nd Quarter	11,748	31,057	7,973	21,091	12,021	45,026 ⁽¹⁾
3rd Quarter	11,532	30,486	7,548	19,960	11,585	43,393 ⁽¹⁾
4th Quarter	11,791	31,172 ⁽¹⁾	8,709	23,030	12,195	45,678 ⁽¹⁾
Total, 1952	43,191	114,181 ⁽¹⁾	30,554	80,808	43,554	163,137
1953						
1st Quarter	9,451	24,985 ⁽²⁾	7,130	18,859 ⁽²⁾	9,433	35,418 ⁽²⁾

(1) Revised.

(2) Preliminary.

SECTION 5
BUILDING MATERIALS

TABLE 41.—INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER,
OTHER CONSTRUCTION MATERIALS, AND TOTAL, AND INDEX OF DOMESTIC
DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING
LUMBER, CANADA, 1945 — MARCH, 1953.
(1939 = 100)

Period	Production			Domestic Disappearance
	Lumber	Other Construction Materials	Total	
1945.....	114.0	147.6	122.1	144.3
1946.....	128.4	174.4	139.6	170.7
1947.....	134.9	209.7	153.6	198.6
1948.....	134.2	236.3	158.2	227.4
1949.....	133.4	262.5	168.0	269.5
1950.....	152.3	272.8	182.0	295.0
1951 ⁽¹⁾				
March.....	153.9	293.1	188.3	316.6
June.....	248.3	304.9	261.9	326.3
September.....	167.7	286.5	197.0	300.0
December.....	96.1	157.2	111.2	141.6
Annual Average.....	161.4	273.8	189.1	286.1
1952 ⁽¹⁾				
January.....	126.7	172.7	137.9	175.7
February.....	147.9	185.4	157.0	188.1
March.....	163.8	188.1	169.5	197.8
April.....	118.9	194.7	137.5	224.7
May.....	181.5	202.6	186.4	275.4
June.....	196.3	202.2	197.6	236.0
July.....	170.9	218.4	182.4	246.3
August.....	220.2	213.0	218.0	244.3
September.....	220.2	234.0	223.2	271.0
October.....	168.1	257.3	190.0	287.4
November.....	113.1	223.0	140.3	259.5
December.....	119.0	182.4	134.6	224.5
Annual Average.....	162.2	206.2	172.9	235.9
1953 ⁽¹⁾				
January.....	146.9	207.4	161.7	227.4
February.....	144.2	187.5	154.7	212.8
March.....	188.8	216.7	195.4	249.5

(1) Preliminary.

TABLE 42.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1953.
(In Units Specified)

Period	Lumber and Lumber Products			Gypsum Products		
	Sawn Lumber ⁽¹⁾	Hardwood Flooring ⁽²⁾	Wood Fibre Building Board	Gypsum Wallboard	Gypsum Lath	Gypsum Plaster ⁽¹⁾
	Millions of Ft. B.M.	Thousands of Ft. B.M.	Millions of Sq. Ft. $\frac{1}{2}$ "B.	Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons
1945	4,514.2	—	164.7	134.0	59.9	67.1
1946	5,083.3	41,318	161.8	203.4	75.0	97.3
1947	5,877.9	52,250	203.1	213.7	111.1	119.7
1948	5,908.8	66,007	220.7	237.7	153.0	137.1
1949	5,915.4	79,500	227.7	230.6	174.0	160.8
1950	6,495.0	87,800	227.3	227.4	218.9	168.5
1951						
1st Quarter	1,510.0	21,650	72.4	59.5	62.8	42.9
2nd Quarter	1,870.0	19,868	73.4	58.3	64.0	47.2
3rd Quarter	1,997.9	23,472	75.9	57.2	51.3	42.8
4th Quarter	1,157.4	19,510	70.7	55.2	45.1	37.3
Total, 1951	6,535.3	84,500	292.4	230.2	223.2	170.2
1952						
1st Quarter	1,449.5	13,800	65.7	54.2	44.2	48.7
2nd Quarter	1,641.6	14,200	57.4	53.9	43.2	57.2
3rd Quarter	1,936.0	14,000	51.5	53.9	62.4	66.8
4th Quarter	1,322.6	13,000	68.4	69.6	59.4	62.7
Total, 1952	6,349.7	55,000	243.0	231.6	209.2	235.4
1953						
1st Quarter	1,585.9	15,000	65.1	58.7	60.7	53.2

(1) Data for 1951 and 1952 are estimated (see p. 112).

(2) Data for 1945 are not available.

TABLE 42.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1953 — *Continued*.
(In Units Specified)

Period	Plumbing and Heating Equipment					Builders' ⁽¹⁾ Hardware
	Warm Air Furnaces	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters	
	Thousands of Units	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	(\$000)
1945	35.2	13.6	7,179.1	128.8	57.2	4,328.5
1946	46.6	14.3	8,006.9	138.4	76.6	5,596.8
1947	54.3	18.1	8,726.7	157.7	121.0	5,903.9
1948	64.3	18.2	8,585.7	190.0	146.7	9,766.8
1949	80.7	15.5	7,200.0	192.2	185.2	10,090.4
1950	87.3	19.9	6,688.7	181.6	223.0	9,631.0
1951						
1st Quarter	23.4	6.6	1,837.9	36.4	74.3	3,069.8
2nd Quarter	20.6	6.3	2,355.9	42.4	83.1	3,182.0
3rd Quarter	19.5	3.3	1,395.6	37.8	65.6	2,465.5
4th Quarter	16.8	2.6	1,556.5	39.6	65.3	2,552.9
Total, 1951	80.3	18.8	7,145.9	156.2	288.3	11,270.2
1952						
1st Quarter	11.9	2.0	1,326.2	62.9	42.3	2,721.2
2nd Quarter	13.2	1.8	1,541.1	26.3	60.7	2,506.8
3rd Quarter	21.2	2.0	1,128.1	30.6	58.1	2,359.3
4th Quarter	26.7	5.0	1,328.7	49.6	50.4	2,755.9
Total, 1952	73.0	10.8	5,324.1	169.4	211.5	10,343.2
1953						
1st Quarter	18.9	4.4	1,036.7	48.2	75.0	2,969.6

(1) Data for 1951 and 1952 are estimated (see p. 112).

TABLE 42.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1953 — *Continued*.
(In Units Specified)

Period	Asphalt Products			Non-Metallic Sheathed Electrical Cable ⁽³⁾	Mineral Wool	
	Asphalt Shingles ⁽¹⁾	Tar and Asphalt Felts	Asphalt Floor Tiles ⁽²⁾		Batts	Granulated and Loose
	Thousands of Squares	Thousands of Tons	(\$000)		Millions of Sq. Ft.	Millions of Cu. Ft.
1945	1,432.2	29.5	—	—	34.4	5.4
1946	1,982.6	38.1	—	45.4	54.8	10.1
1947	2,085.6	46.7	—	67.0	82.3	9.8
1948	2,040.3	45.3	19,351	81.1	93.4	10.1
1949	2,531.0	39.9	16,970	87.2	137.8	14.8
1950	2,803.0	48.5	17,257	107.8	150.8	14.1
1951						
1st Quarter	546.7	12.9	— ⁽⁴⁾	33.8	36.9	2.5
2nd Quarter	770.9	14.5	— ⁽⁴⁾	27.7	36.1	2.5
3rd Quarter	769.7	11.3	— ⁽⁴⁾	14.6	41.6	3.1
4th Quarter	418.7	10.1	— ⁽⁴⁾	15.3	35.1	3.5
Total, 1951	2,506.0	48.8	16,528	91.4	149.7	11.6
1952						
1st Quarter	464.8	8.6	4,340	21.3	25.6	2.2
2nd Quarter	738.5	10.9	3,839	12.9	30.9	1.7
3rd Quarter	813.6	12.4	3,598	21.3	47.2	3.0
4th Quarter	508.1	15.9	4,440	31.1	54.7	4.1
Total, 1952	2,525.0	47.8	16,217	86.6	158.4	11.0
1953						
1st Quarter	532.6	10.3	4,367	26.0	34.8	2.3

(1) Includes Siding.

(2) Data not available prior to 1948.

(3) Data not available for 1945.

(4) Quarterly data not available.

TABLE 42.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1953 — *Continued.*
(In Units Specified)

Period	Cement and Cement Products			Sanitary Ware		
	Cement	Concrete Blocks ⁽¹⁾	Cement Pipe and Tile ⁽¹⁾	Bath Tubs	Sinks ⁽¹⁾	Wash Basins ⁽¹⁾
	Millions of Barrels of 350 lbs.	Millions of Blocks	Thousands of Tons	Thousands of Units	Thousands of Units	Thousands of Units
1945	7.8	—	—	56.3	—	—
1946	10.7	31.7	94.8	57.9	103.7	78.6
1947	12.2	39.8	134.7	81.1	120.7	91.7
1948	14.0	50.2	159.3	102.1	139.6	109.7
1949	16.1	48.2	117.1	132.5	192.0	140.8
1950	16.7	75.3	131.6	139.1	166.7	201.1
1951						
1st Quarter	4.0	17.0	36.8	37.3	35.9	54.4
2nd Quarter	4.4	24.2	69.3	38.0	37.9	59.2
3rd Quarter	4.5	22.1	71.1	27.8	24.6	47.8
4th Quarter	4.2	16.2	57.4	24.4	18.3	34.4
Total, 1951	17.1	79.5	234.6	127.5	116.7	195.8
1952						
1st Quarter	4.2	12.6	49.4	18.7	21.6	25.1
2nd Quarter	4.5	22.7	64.1	22.9	26.5	28.1
3rd Quarter	4.8	27.0	64.8	24.9	23.3	26.3
4th Quarter	4.9	25.0	57.4	36.3	38.0	42.2
Total, 1952	18.4	87.3	235.7	102.8	109.4	121.7
1953						
1st Quarter	5.0	16.4	61.3	37.7	35.9	43.5

(1) Data for 1945 are not available. Cement pipe and tile includes drainpipe, sewer pipe, water pipe, and culvert tile.

TABLE 42.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1953 — *Concluded*.
(In Units Specified)

Period	Clay Products				Paints and Varnishes
	Building Brick ⁽¹⁾	Flue Linings ⁽²⁾	Vitrified Sewer Pipe ⁽²⁾	Structural Tile	
	Millions of Bricks	Thousands of Feet	Thousands of Feet	Thousands of Tons	(\$000)
1945	190.9	—	—	90.2	46,198
1946	274.1	940.1	3,055.9	134.4	55,180
1947	295.4	1,025.0	3,959.1	150.2	67,584
1948	316.7	1,197.6	5,066.7	157.3	78,999
1949	338.0	1,213.0	4,363.0	172.5	78,552
1950	365.7	1,309.8	4,900.9	184.0	87,627
1951					
1st Quarter	82.4	393.1	1,090.3	40.4	— ⁽³⁾
2nd Quarter	104.1	304.6	928.7	48.2	— ⁽³⁾
3rd Quarter	108.0	378.0	1,005.4	54.7	— ⁽³⁾
4th Quarter	91.6	390.1	919.3	48.5	— ⁽³⁾
Total, 1951	386.1	1,465.8	3,943.7	191.8	98,602
1952					
1st Quarter	62.7	192.2	1,056.4	46.9	22,463
2nd Quarter	87.9	258.4	1,148.1	51.8	33,604
3rd Quarter	106.2	374.2	1,047.7	53.2	27,547
4th Quarter	104.5	426.7	1,311.2	50.8	23,100
Total, 1952	361.3	1,251.5	4,563.4	202.7	106,714
1953					
1st Quarter	85.0	306.4	1,219.5	43.7	25,662

(1) Data on production of building brick for the period 1949–1951 are estimated (see p. 112).

(2) Data for 1945 are not available.

(3) Quarterly data not available.

TABLE 43.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — MARCH, 1953.
(In Units Specified)

Period	Plumbing and Heating Equipment						Sanitary Ware			
	Domestic Heating Boilers		Hot Water Storage Tanks		Electric Hot Water Tank Heaters		Bath Tubs		Sinks	
	Thousands of Units		Thousands of Units		Thousands of Units		Thousands of Units		Thousands of Units	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	14.7	.7	196.1	1.2	160.3	18.1	129.5	1.2	186.6	12.1
1950	18.8	1.6	180.1	1.8	199.3	18.3	138.3	1.5	168.5	10.2
1951										
1st Quarter	5.7	1.6	37.8	1.5	65.2	18.8	36.9	1.5	38.6	9.0
2nd Quarter	4.1	4.0	43.3	.5	65.4	25.6	34.4	4.9	32.8	12.2
3rd Quarter	4.1	3.6	36.9	1.5	46.5	38.7	22.1	10.2	18.0	20.3
4th Quarter	3.6	3.2	38.9	2.2	41.1	54.1	14.8	13.2	14.3	24.4
Total, 1951	17.5	—	156.9	—	218.2	—	108.2	—	103.7	—
1952										
1st Quarter	2.1	3.0	62.2	2.4	40.1	50.0	16.9	16.9	20.9	30.9
2nd Quarter	1.9	3.1	21.9	1.4	57.1	42.8	26.6	12.9	32.2	24.9
3rd Quarter	3.7	1.6	30.4	1.1	63.5	33.7	33.3	3.2	33.2	14.1
4th Quarter	4.1	1.1	36.8	4.5	57.1	35.6	28.8	10.5	32.3	18.8
Total, 1952	11.8	—	151.3	—	217.8	—	105.6	—	118.6	—
1953										
1st Quarter	2.7	2.8	45.6	2.9	55.3	45.1	32.5	15.3	36.2	18.2

TABLE 43.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA
1949 — MARCH, 1953 — *Continued.*
(In Units Specified)

Period	Gypsum Products						Clay Products			
	Gypsum Wallboard		Gypsum Lath		Gypsum Plaster		Building Brick		Flue Linings	
	Millions of Sq. Ft.		Millions of Sq. Ft.		Thousands of Tons		Millions of Bricks		Thousands of Feet	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	228.4	1.2	176.4	.7	190.3	.9	315.2	30.1	1,190.5	35.9
1950	226.0	2.6	217.6	2.1	195.3	.9	361.6	22.2	1,295.5	20.6
1951										
1st Quarter	60.1	2.0	62.4	2.3	49.6	1.1	79.7	23.2	375.1	34.5
2nd Quarter	57.8	2.4	64.5	1.7	54.8	1.1	98.1	25.4	294.4	44.7
3rd Quarter	56.8	2.8	50.9	2.0	50.2	.9	99.6	28.5	355.7	67.9
4th Quarter	55.5	2.6	44.5	2.5	43.3	1.0	78.1	38.1	300.7	157.3
Total, 1951	230.2	—	222.3	—	197.9	—	355.5	—	1,325.9	—
1952										
1st Quarter	53.4	3.5	43.5	3.3	43.2	1.3	63.7	38.7	242.3	110.4
2nd Quarter	53.9	3.6	44.3	2.2	49.6	.9	86.2	37.2	301.5	67.4
3rd Quarter	53.9	3.5	62.1	2.7	57.4	1.1	109.5	31.8	380.0	62.7
4th Quarter	69.1	4.2	59.8	2.2	53.8	1.3	102.7	27.9	359.1	120.8
Total, 1952	230.3	—	209.7	—	204.0	—	362.1	—	1,282.9	—
1953										
1st Quarter	58.9	4.2	60.2	3.8	53.4	1.1	78.0	34.9	357.8	169.2

TABLE 43.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — MARCH, 1953 — *Concluded.*
(In Units Specified)

Period	Electrical Wire and Wiring Devices						Cement		Mineral Wool Batts	
	Single Pole Switches		Outlet Boxes		Non-Metallic Sheathed Cable		Millions of Barrels of 350 lbs.		Millions of Sq. Ft.	
	Thousands of Units		Thousands of Units		Millions of Feet					
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	2,151.3	60.0	6,582.0	152.7	85.2	1.4	15.9	.8	130.6	2.0
1950	2,268.9	59.4	4,001.9	78.8	106.8	1.7	16.6	.7	148.3	1.6
1951										
1st Quarter	622.1	27.0	933.9	35.9	32.1	2.5	3.2	1.5	35.1	3.4
2nd Quarter	543.9	68.2	949.5	34.7	23.7	6.3	5.1	.7	36.0	3.5
3rd Quarter	422.5	118.8	957.0	113.2	15.1	5.9	4.9	.4	42.1	3.0
4th Quarter	303.1	255.6	1,173.3	252.3	16.3	4.8	3.7	.9	34.8	3.2
Total, 1951	1,891.6	—	4,013.7	—	87.2	—	16.9	—	148.0	—
1952										
1st Quarter	313.0	404.1	236.3	618.4	18.7	7.5	3.6	1.5	26.0	3.7
2nd Quarter	274.8	535.7	551.9	311.0	14.8	5.3	5.3	.8	32.4	3.6
3rd Quarter	426.8	406.4	746.4	292.5	24.3	2.4	5.1	.3	47.5	3.3
4th Quarter	521.7	243.3	838.5	318.4	29.7	2.4	4.4	.8	52.0	3.7
Total, 1952	1,536.3	—	2,373.1	—	87.5	—	18.4	—	157.9	—
1953										
1st Quarter	—(1)	—(1)	—(1)	—(1)	25.4	2.8	4.0	1.7	34.1	4.4

(1) Not available.

TABLE 44.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — MARCH, 1953.
(In Units Specified)

Period	Lumber and Lumber Products		Sanitary Ware		Cement
	Hardwood Flooring	Wallboard Building Board	Bath Tubs	Closets, Sinks and Basins	
	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ " B.	(\$000)	(\$000)	Thousands of Barrel of 350 lbs.
1945	702	12.1	7	254	32.7
1946	404	18.7	206	535	350.1
1947	1,157	39.9	1,044	205	1,248.6
1948	8	18.3	231	83	1,120.7
1949	8,258	95.5	493	374	2,284.0
1950	7,001	33.8	560	551	1,386.2
1951					
1st Quarter	1,982	4.6	239	241	185.3
2nd Quarter	2,852	6.6	283	373	703.9
3rd Quarter	2,940	5.7	166	166	1,101.4
4th Quarter	1,926	6.2	153	164	336.8
Total, 1951	9,700	23.1	841	944	2,327.4
1952					
1st Quarter	2,137	6.0	75	110	62.6
2nd Quarter	3,090	6.7	150	135	504.7
3rd Quarter	3,468	6.6	238	187	1,584.9
4th Quarter	4,128	9.7	218	254	1,395.0
Total, 1952	12,823	29.0	681	686	3,547.2
1953					
1st Quarter	3,579	10.6	180	245	1,187.9

TABLE 44.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — MARCH, 1953 — *Continued.*
(In Units Specified)

Period	Building Brick	Mineral Wool	Gypsum Plaster	Builders' Hardware	Paints, Pigments and Varnishes
	Millions of Bricks	Thousands of Sq. Ft.	Thousands of Tons	(\$000)	(\$000)
1945	1.4	5,993	2.9	490	8,660
1946	1.1	7,822	7.6	653	9,436
1947	8.9	5,775	10.1	969	13,441
1948	8.3	74	10.0	1,076	14,276
1949	21.9	112	8.7	1,218	13,867
1950	16.7	139	22.4	1,483	18,213
1951					
1st Quarter	4.5	73	3.4	561	5,644
2nd Quarter	5.6	73	5.0	543	5,809
3rd Quarter	5.2	107	3.9	392	4,696
4th Quarter	3.8	99	3.4	399	4,676
Total, 1951	19.1	352	15.7	1,895	20,825
1952					
1st Quarter	2.1	126	1.4	363	4,022
2nd Quarter	3.7	124	2.4	400	4,711
3rd Quarter	5.1	91	4.8	408	3,523
4th Quarter	5.6	93	4.2	494	4,967
Total, 1952	16.5	434	12.8	1,665	17,223
1953					
1st Quarter	3.9	41	4.0	460	5,165

TABLE 44.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — MARCH, 1953 — *Concluded*.
(In Units Specified)

Period	Plumbing and Heating Equipment				Common Colourless Window Glass
	Warm Air Furnaces	Domestic Heating Boilers	Cast Iron Radiators	Electric Hot Water Tank Heaters ⁽¹⁾	
	Units	(\$000)	Sq. Ft.	Units	Million of Sq. Ft.
1945	334	35	280	—	39.8
1946	1,542	133	7,595	—	43.7
1947	2,506	319	43,824	—	70.2
1948	7	16	0	3,214	96.3
1949	522	33	3,339	1,285	64.6
1950	1,035	54	19,754	2,687	68.5
1951					
1st Quarter	602	29	13,020	679	11.2
2nd Quarter	585	54	8,765	3,198	21.1
3rd Quarter	500	36	6,251	1,943	21.8
4th Quarter	608	21	772	2,194	15.4
Total, 1951	2,295	140	28,808	8,014	69.5
1952					
1st Quarter	178	26	11,683	1,084	8.4
2nd Quarter	527	28	40,366	3,489	8.2
3rd Quarter	1,418	64	35,568	3,980	9.3
4th Quarter	1,558	200	109,246	5,981	10.3
Total, 1952	3,681	318	196,863	14,534	36.2
1953					
1st Quarter	1,077	46	325	4,315	9.0

(1) Data for the period 1945-1947 are not available.

TABLE 45.—EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — MARCH, 1953.
(In Units Specified)

Period	Lumber and Lumber Products				
	Sawn Lumber	Hardwood Flooring	Wood Fibre Insulating Board	Wood Shingles	Wood Laths
	Millions of Ft. B.M.	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ " B.	Thousands of Squares	Thousands of Laths
1945	2,000.5	544	45.3	1,651	25,981
1946	2,083.3	106	36.1	1,775	26,193
1947	2,735.0	50	51.1	2,051	41,700
1948	2,467.7	25	40.2	2,353	55,513
1949	2,188.7	611	30.4	2,121	77,157
1950	3,562.5	16,135	17.6	2,924	96,157
1951					
1st Quarter	799.7	2,788	5.1	735	13,042
2nd Quarter	854.3	1,630	12.4	667	17,019
3rd Quarter	915.8	999	21.4	614	25,111
4th Quarter	863.3	723	16.2	573	18,769
Total, 1951	3,433.1	6,140	55.1	2,589	73,941
1952					
1st Quarter	756.3	790	14.4	524	8,463
2nd Quarter	949.0	775	12.3	630	14,875
3rd Quarter	791.2	766	9.4	349	31,823
4th Quarter	840.1	715	12.8	610	25,546
Total, 1952	3,336.6	3,046	48.9	2,113	80,707
1953					
1st Quarter	753.2	1,069	12.9	496	13,072

TABLE 45.—EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — MARCH, 1953 — *Concluded*.
(In Units Specified)

Period	Cement	Building Brick	Gypsum Plaster	Paints, Pigments and Varnishes
	Thousands of Barrels of 350 lbs.	Millions of Bricks	Tons	(\$000)
1945	281.9	3.7	447	3,973
1946	114.4	6.1	969	4,407
1947	88.0	4.2	1,423	7,346
1948	73.0	4.9	744	6,235
1949	19.2	4.3	163	3,604
1950	23.9	2.8	102	4,025
1951				
1st Quarter	.1	.4	26	1,163
2nd Quarter	.7	.9	77	1,995
3rd Quarter	.5	1.5	13	2,539
4th Quarter	1.3	1.0	54	2,301
Total, 1951	2.6	3.8	170	7,998
1952				
1st Quarter	.1	.5	8	1,137
2nd Quarter	.7	.9	253	1,064
3rd Quarter	1.6	1.0	31	826
4th Quarter	1.9	.9	34	746
Total, 1952	4.3	3.3	326	3,773
1953				
1st Quarter	.9	.4	26	728

TABLE 46.— PRODUCTION OF PIG IRON AND STEEL INGOT AND ESTIMATED
DOMESTIC DISAPPEARANCE OF ROLLING MILL PRODUCTS,
CANADA, 1945 — MARCH, 1953.
(Thousands of Net Tons)

Period	Pig Iron	Steel Ingot ⁽¹⁾	Rolling Mill Products ⁽¹⁾			
			Production from		Exports	Domestic Disappearance
			Canadian Ingot ⁽²⁾	Imports		
1945	1,786	2,761	1,988	789	40	2,737
1946	1,404	2,253	1,607	721	36	2,292
1947	1,973	2,855	2,052	906	51	2,907
1948	2,130	3,087	2,212	939	239	2,912
1949	2,163	3,090	2,190	1,157	162	3,185
1950	2,316	3,296	2,266	1,077	69	3,274
1951						
1st Quarter	615	875	626	299	13	912
2nd Quarter	643	888	644	432	17	1,059
3rd Quarter	626	802	571	434	11	994
4th Quarter	669	880	628	458	12	1,074
Total, 1951	2,553	3,445	2,469	1,623	53	4,039
1952						
1st Quarter	649	928	664	473	16	1,121
2nd Quarter	681	918	662	430	19	1,073
3rd Quarter	674	843	600	307	19	888
4th Quarter	678	911	643	381	25	999
Total, 1952	2,682	3,600	2,569	1,591	79	4,081
1953						
1st Quarter	708	1,013	695	333	34	994

(1) Excludes castings and forgings (see p. 114).

(2) This production is calculated as 72.5 per cent of Canadian ingot production on the basis of an average overall loss of 27.5 per cent in conversion from ingot to finished product.

TABLE 47.—SHIPMENTS OF PRIMARY IRON AND STEEL SHAPES TO CONSUMING INDUSTRIES,
CANADA, 1946 — MARCH, 1953.
(In Thousands of Tons)

Period	Building Construc- tion	Railway and Railway Car Shops	Con- tainers	Merchant Trade ⁽¹⁾ Products	Wholesalers and Warehouses	Automotive Industries	Miscella- neous ⁽¹⁾	Net Total Domestic Shipments	⁽¹⁾ Producers Interchange	Export Shipments	Total
1946	189.6	411.6	164.4	226.8	261.6	84.0	434.4	1,772.4	453.6	145.2	2,371.2
1947	273.6	463.2	171.6	250.8	331.2	138.0	556.8	2,187.6	806.4	168.0	3,162.0
1948	295.2	556.8	196.8	313.2	321.6	139.2	556.8	2,379.6	926.4	243.6	3,549.6
1949	362.7	534.6	205.6	351.3	354.9	150.2	529.6	2,488.7	953.8	219.5	3,662.0
1950	357.6	500.8	262.0	358.0	314.3	200.1	621.5	2,614.3	1,400.3	218.8	4,233.4
1951											
1st Quarter	100.7	164.8	74.3	102.3	87.8	61.1	174.8	765.8	415.7	12.8	1,194.3
2nd Quarter	99.2	162.6	79.2	104.7	89.0	75.5	199.6	809.8	442.6	8.6	1,261.0
3rd Quarter	86.8	128.1	76.0	98.3	67.5	57.1	184.6	698.4	416.0	23.6	1,138.0
4th Quarter	96.9	100.3	71.9	107.2	81.8	56.2	260.6	774.9	406.5	25.3	1,206.7
Total, 1951	383.6	555.8	301.4	412.5	326.1	249.9	819.6	3,048.9	1,680.8	70.3	4,800.0
1952											
1st Quarter	96.8	169.7	64.9	109.6	76.7	45.1	204.3	767.1	459.9	21.2	1,248.2
2nd Quarter	89.2	168.4	62.3	108.8	86.0	45.9	227.3	787.9	454.4	19.0	1,261.3
3rd Quarter	94.0	133.2	83.9	101.7	71.5	52.6	192.8	729.7	393.9	19.8	1,143.4
4th Quarter	94.5	147.1	69.2	82.6	98.7	84.9	195.2	772.2	385.5	22.1	1,179.8
Total, 1952	374.5	618.4	280.3	402.7	332.9	228.5	819.6	3,056.9	1,693.7	82.1	4,832.7
1953											
1st Quarter	99.7	124.8	76.3	82.6	97.3	83.3	190.7	754.7	361.9	57.7	1,174.3

(1) For details see p. 114.

TABLE 48.— PRODUCTION OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA,
1945 — MARCH, 1953.
(Thousands of Tons)

Period	Structural Steel	Galvanized Sheets	Steel Pipe and Fittings	Wire Nails and Spikes	Cast-Iron Soil Pipe and Fittings	Cast-Iron Pressure Pipe and Fittings
1945	150.2	61.6	139.3	70.0	20.8	45.9
1946	115.5	56.1	96.3	58.9	25.1	65.2
1947	161.2	89.2	90.4	77.4	32.5	77.7
1948	172.9	99.1	102.6	86.8	45.7	93.4
1949	180.2	97.5	164.2	88.5	47.6	91.5
1950	158.0	99.1	152.1	85.3	53.3	87.5
1951						
1st Quarter	55.2	26.2	43.8	22.0	15.2	38.6
2nd Quarter	55.7	29.3	41.0	23.2	16.9	32.9
3rd Quarter	41.9	28.5	41.1	20.5	11.8	27.5
4th Quarter	62.6	28.6	37.1	24.6	9.5	31.4
Total, 1951	215.4	112.6	163.0	90.3	53.4	130.4
1952						
1st Quarter	46.1	30.8	40.8	23.8	7.8	25.7
2nd Quarter	40.5	27.2	38.6	22.4	10.5	19.7
3rd Quarter	44.9	26.6	25.0	18.3	10.1	18.6
4th Quarter	45.2	26.9	34.4	17.2	13.6	19.5
Total, 1952	176.7	111.5	138.8	81.7	42.0	83.5
1953						
1st Quarter	57.2	29.4	36.5	13.4	14.2	16.9

TABLE 49.—SALES AND STOCKS OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA,
1949 — MARCH, 1953.
(Thousands of Tons)

Period	Steel Pipe and Fittings		Wire Nails and Spikes		Cast-Iron Soil Pipe and Fittings	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	189.3	17.6	91.5	5.6	41.4	6.0
1950	209.3	22.4	84.5	9.4	48.8	4.6
1951						
1st Quarter	45.1	14.0	21.6	6.0	13.8	3.0
2nd Quarter	44.4	10.4	23.4	9.9	13.8	4.3
3rd Quarter	35.8	15.4	20.6	12.6	10.1	4.8
4th Quarter	42.0	11.5	22.7	14.9	6.8	4.8
Total, 1951	167.3	—	88.3	—	44.5	—
1952						
1st Quarter	35.4	15.2	21.7	18.2	6.1	5.0
2nd Quarter	42.0	11.1	23.4	14.0	10.3	4.0
3rd Quarter	28.2	8.1	18.8	22.4	11.4	2.4
4th Quarter	34.4	8.6	14.9	15.1	13.6	4.2
Total, 1952	140.0	—	78.8	—	41.4	—
1953						
1st Quarter	35.3	10.6	13.2	15.3	8.2	8.1

TABLE 50.—IMPORTS AND EXPORTS OF SELECTED IRON AND STEEL BUILDING MATERIALS,
CANADA, 1945 — MARCH, 1953.
(In Units Specified)

Period	Imports				Exports			
	Structural Steel	Wire Nails	Galvanized Sheets	Skelp	Structural Steel	Wire Nails and Spikes	Cast-Iron Soil Pipe	Steel Pipe ⁽¹⁾ and Tubing
	Thousands of Tons	Tons	Tons	Tons	Thousands of Tons	Tons	Tons	Tons
1945	68.8	71	22,963	129,982	9.3	813.6	506	—
1946	99.5	680	15,331	54,385	7.8	1,270.5	157	3,158
1947	183.2	4,146	7,855	60,190	4.4	31.9	207	184
1948	194.3	6,315	7,047	60,783	10.5	1,854.1	658	2,812
1949	198.1	13,305	15,268	140,897	10.3	494.8	998	16,806
1950	170.4	3,471	7,110	167,114	2.2	2.4	1,366	5,853
1951								
1st Quarter	52.6	1,364	1,813	32,671	.4	6.4	293	384
2nd Quarter	88.3	4,079	2,317	32,764	.7	.5	304	702
3rd Quarter	89.5	2,757	1,921	42,024	.9	22.4	157	373
4th Quarter	98.3	1,901	1,723	39,831	1.3	7.5	183	220
Total, 1951	328.7	10,101	7,774	147,290	3.3	36.8	937	1,679
1952								
1st Quarter	80.7	2,145	1,860	39,092	1.6	34.4	310	785
2nd Quarter	50.2	882	1,523	50,750	1.4	72.4	297	178
3rd Quarter	43.7	2,098	1,219	17,045	1.2	5.6	409	18
4th Quarter	63.3	226	2,007	30,802	2.4	1.8	212	149
Total, 1952	237.9	5,351	6,609	137,689	6.6	114.2	1,228	1,130
1953								
1st Quarter	51.2	723	2,388	14,191	2.0	0	131	30

(1) Data for 1945 are not available.

TABLE 51.— VOLUME OF SELECTED BUILDING MATERIALS UNLOADED⁽¹⁾
AT RAILWAY STATIONS IN CANADA,
1945 — MARCH, 1953.
(Thousands of Tons)

Period	Lumber, Timber, Box, Crate and Cooperage Material ⁽²⁾	Gravel, Sand and Crushed Stone	Lime and Plaster	Brick and Artificial Stone	Cement	Sewer Pipe and Drain Tile	Total
1945	3,622	3,954	411	401	837	57	9,282
1946	3,907	4,717	469	500	1,173	66	10,832
1947	4,395	5,868	554	619	1,314	84	12,834
1948	4,391	6,386	624	619	1,580	93	13,693
1949	4,111	5,500	628	564	2,012	83	12,898
1950	4,335	6,066	667	592	1,803	79	13,542
1951							
1st Quarter	1,046	745	167	158	375	15	2,506
2nd Quarter	1,185	1,898	225	195	579	28	4,110
3rd Quarter	1,158	2,504	181	199	550	35	4,627
4th Quarter	927	1,616	166	178	361	19	3,267
Total, 1951	4,316	6,763	739	730	1,865	97	14,510
1952							
1st Quarter	771	702	152	137	395	9	2,166
2nd Quarter	937	2,437	169	171	548	23	4,285
3rd Quarter	1,086	3,048	152	183	604	26	5,099
4th Quarter	1,027	2,146	161	187	494	15	4,030
Total, 1952	3,821	8,333	634	678	2,041	73	15,580
1953							
1st Quarter	924	933	149	132	469	9	2,616

(1) For source and explanatory note see p. 115.

(2) Includes plywood.

TABLE 52.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES,
CANADA,⁽¹⁾ 1946 — MARCH, 1953.

Period	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$
1946	84,203	2,704	32.11
1947	97,787	3,439	36.09
1948	104,916	4,165	39.69
1949	109,401	4,726	43.32
1950	114,379	5,253	45.84
1951	121,599	6,232	51.25
1952			
January	112,145	5,410	48.24
February	108,989	5,771	52.95
March	110,503	6,177	55.90
April	111,973	6,328	56.51
May	112,375	6,339	56.41
June	118,558	6,708	56.57
July	100,647	5,500	54.65
August	111,799	6,096	54.52
September	124,378	7,262	58.39
October	124,644	7,327	58.78
November	120,525	7,257	60.21
December ⁽²⁾	120,017	7,133	59.43
Annual Average ⁽²⁾	114,713	6,442	56.05
1953			
January	116,419	6,177	53.06
February	116,260	6,877	59.15
March ⁽³⁾	117,457	6,924	58.95

(1) As reported by employers with 15 or more employees.

(2) Revised.

(3) Preliminary.

TABLE 53.—NON-SEASONAL LAYOFFS IN BUILDING MATERIAL PRODUCING INDUSTRIES,
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES
BY REASON FOR LAYOFF, CANADA,
MARCH, 1948 — APRIL, 1953.

Period	Number of Estab- lishments	Number of Employees	Number of Employees by Reason for Layoff		
			Lack of Orders	Lack of Material	Other ⁽¹⁾
1948	68	6,842	1,678	933	4,231
1949	69	3,644	2,339	296	1,009
1950	57	3,355	1,343	800	1,212
1951					
1st Quarter	9	572	25	332	215
2nd Quarter	12	663	355	185	123
3rd Quarter	17	783	210	204	369
4th Quarter	20	829	345	236	248
Total, 1951	58	2,847	935	957	955
1952					
1st Quarter	22	1,222	924	124	174
2nd Quarter	12	762	448	—	314
3rd Quarter	10	372	179	35	158
4th Quarter	12	755	538	—	217
Total, 1952	56	3,111	2,089	159	863
1953					
January	0	—	—	—	—
February	4	299	239	60	—
March	1	35	—	35	—
1st Quarter	5	334	239	95	—
April	1	35	—	—	35

(1) See p. 115.

SECTION 6 BUILDING LABOUR

TABLE 54.—EMPLOYMENT, (1) UNEMPLOYMENT, AND THE LABOUR FORCE BY INDUSTRY, CONSTRUCTION, NON-AGRICULTURAL AND ALL INDUSTRIES, CANADA, 1945 — MARCH, 1953.
(In Thousands)

Period	Persons Employed			Persons Unemployed			Labour Force		
	Construction		Non-Agricultural Industries	Construction (3) Industry	Non-Agricultural Industries	All Industries	Construction (3) Industry	Non-Agricultural Industries	All Industries
	Occupation ²	Industry							
1945	—	145	3,277	—	70	72	—	3,347	4,483
1946	—	241	3,428	8	123	126	249	3,551	4,828
1947	—	254	3,658	8	89	91	262	3,747	4,912
1948	260	295	3,762	7	20	82	302	3,842	5,030
1949	350	350	3,895	16	101	103	366	3,996	5,121
1950	339	338	4,029	36	165	169	374	4,194	5,225
1951									
March	298	302	4,110	45	165	170	347	4,275	5,114
June	329	357	4,231	14	84	83	371	4,315	5,255
August	359	396	4,255	12	76	77	408	4,331	5,343
November	317	367	4,235	19	95	100	386	4,330	5,210
Annual Average	326	355	4,208	22	105	107	378	4,313	5,230
1952									
March	283	295	4,142	53	205	212	348	4,347	5,179
May	317	356	4,298	20	105	107	376	4,403	5,329
August	351	400	4,326	13	83	86	413	4,409	5,419
December	302	325	4,367	35	127	132	360	4,494	5,276
Annual Average	313	344	4,283	30	130	134	374	4,413	5,301
1953									
March	276	284	4,221	39	168	172	323	4,389	5,192

(1) Data for the period 1945-1950 relate to week ending nearest June 1 (see p. 115).

(2) Not available prior to August, 1947.

(3) Not available prior to 1946.

TABLE 55.—EMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE DISTRIBUTION OF CONSTRUCTION WORKERS, BY NUMBER OF HOURS WORKED PER WEEK, CANADA, MARCH, 1949 — MARCH, 1953.

Week Ending	Percentage of Workers, by Number of Hours Worked per Week					Average Number of Hours Worked ⁽¹⁾	Total Number of Hours Worked per Week (000)
	Less than 15	15-34	35-44	45-54	More than 54		
1949	4.7	5.9	42.8	37.0	9.6	43	13,674
1950	5.8	7.6	46.8	32.3	7.2	41	13,694
1951							
March 3	10.8	7.8	46.2	30.1	5.1	38	11,248
June 2	3.1	6.3	48.0	31.8	10.8	43	15,136
August 18	5.2	7.2	44.7	30.8	12.1	42	16,338
November 3	4.4	10.0	50.4	28.3	6.9	41	14,700
Annual Average	5.9	7.8	47.3	30.2	8.7	41	14,355
1952							
March 1	11.9	7.8	48.1	25.8	6.4	38	11,249
May 31	4.2	6.2	48.3	30.1	11.2	42	15,004
August 16	7.0	5.3	45.5	31.0	11.2	42	16,651
December 13	7.7	10.5	54.4	23.4	4.0	39	12,563
Annual Average	7.7	7.4	49.1	27.6	8.2	40	13,859
1953							
March 21	9.2	6.3	57.4	22.9	4.2	39	10,936

(1) For qualitative note see p. 116.

TABLE 56.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA,⁽¹⁾ 1945 — MARCH, 1953.

Period ⁽²⁾	Building Industry			Indexes of Employment (1939 = 100)	
	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$	Building Industry	Non- Agricultural Industries
1945	44,932	1,533	34.03	149.1	147.0
1946	65,386	2,230	33.97	213.3	146.0
1947	88,124	3,322	37.41	179.1	158.3
1948	100,726	4,192	41.41	311.8	165.0
1949	115,453	5,133	44.37	340.9	165.5
1950	121,661	5,653	46.33	356.8	168.0
1951					
March	114,303	6,850	49.77	334.6	172.3
June	132,701	6,686	50.23	398.2	180.3
September	152,114	8,273	54.39	449.2	185.4
December	146,824	8,347	56.85	432.9	186.6
Annual Average	134,147	7,077	52.76	395.3	180.1
1952					
January	125,969	5,935	47.11	368.9	181.0
February	126,077	7,299	58.36	368.5	177.8
March	124,246	7,350	59.16	363.5	178.0
April	128,727	7,766	60.33	374.4	177.9
May	134,662	8,122	60.32	391.4	177.4
June	140,159	8,345	59.54	407.3	182.5
July	148,576	8,847	59.55	431.7	185.5
August	154,455	9,393	60.82	448.7	188.8
September	160,456	9,810	61.14	465.6	190.6
October	163,875	10,271	62.68	475.5	192.6
November	162,724	10,292	63.25	472.1	192.3
December ⁽³⁾	155,628	10,000	64.26	451.6	192.2
Annual Average ⁽³⁾	143,796	8,619	59.94	418.3	184.7
1953					
January	136,222	7,331	53.82	395.4	187.0
February	128,781	8,216	63.80	373.8	182.5
March ⁽⁴⁾	125,029	8,154	65.22	362.9	181.7

(1) As reported by employers with 15 or more employees.

(2) Data for the period 1945-1950 represent annual averages.

(3) Revised.

(4) Preliminary.

TABLE 57.— NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL
NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, ⁽¹⁾
1945 — MARCH, 1953.

Period	Number of Hourly Wage-Earners ²	Average Number of Hours Worked Per Week	Total Number of Hours Worked Per Week (000)	Average Hourly Earnings (Cents)	Average Weekly Earnings \$
1945	33,770	41.6	1,364	79.4	32.68
1946	52,899	40.4	2,057	82.7	32.28
1947	72,738	40.5	2,867	91.4	35.67
1948	82,341	40.8	3,296	101.6	40.26
1949	93,756	40.1	3,764	107.9	43.27
1950	98,507	39.6	3,907	113.3	44.85
1951					
March	90,218	39.4	3,544	122.1	47.99
June	111,647	38.7	4,211	125.9	48.72
September	127,894	40.9	5,232	131.0	53.58
December	122,524	41.3	5,063	135.7	56.04
Annual Average	110,188	39.6	4,364	127.1	50.27
1952					
January	101,497	32.3	3,276	136.2	43.99
February	102,012	40.8	4,157	138.8	56.63
March	101,455	41.6	4,224	139.6	58.07
April	106,450	42.0	4,472	141.1	59.26
May	111,927	41.9	4,685	142.4	59.67
June	118,207	41.2	4,873	142.0	58.50
July	122,478	40.8	4,993	141.8	57.85
August	129,332	42.3	5,469	141.9	60.02
September	135,061	42.0	5,673	143.6	60.31
October	137,895	42.5	5,858	147.3	62.60
November	136,186	42.0	5,275	148.2	62.24
December ⁽³⁾	128,204	41.7	5,349	150.6	62.80
Annual Average ⁽³⁾	119,225	40.9	4,859	142.8	58.50
1953					
January	108,377	33.0	3,575	150.0	49.50
February	104,013	40.6	4,229	153.9	62.48
March ⁽⁴⁾	100,607	41.2	4,147	155.7	64.15

(1) As reported by employers with 15 or more employees.

(2) Refers to employees paid by the hour.

(3) Revised.

(4) Preliminary.

TABLE 58.— LABOUR INCOME IN THE CONSTRUCTION INDUSTRY AND
TOTAL LABOUR INCOME, CANADA,
1945 — MARCH, 1953.

Period	Construction Labour Income \$ Millions		Total Labour Income \$ Millions	
	Current Dollars	1939 Dollars	Current Dollars	1939 Dollars
1945.....	232	197	4,953	4,208
1946.....	303	249	5,323	4,320
1947.....	411	308	6,221	4,660
1948.....	498	326	7,170	4,695
1949.....	571	360	7,752	4,890
1950.....	612	373	8,271	5,038
1951				
1st Quarter.....	139	81	2,208	1,275
2nd Quarter.....	176	98	2,376	1,321
3rd Quarter.....	213	115	2,508	1,348
4th Quarter.....	199	106	2,549	1,356
Total, 1951.....	727	400	9,641	5,300
1952				
January.....	59	31	833	441
February.....	59	31	846	450
March.....	61	33	852	457
1st Quarter.....	179	95	2,531	1,348
April.....	66	36	854	459
May.....	72	39	876	476
June.....	79	43	892	483
2nd Quarter.....	217	118	2,622	1,418
July.....	87	47	905	489
August.....	87	47	922	499
September.....	87	47	932	507
3rd Quarter.....	261	141	2,759	1,495
October.....	86	47	952	522
November.....	83	46	960	527
December.....	77	42	958	528
4th Quarter.....	246	135	2,870	1,577
Total, 1952.....	903	489	10,782	5,838
1953				
January.....	66	36	931	512
February.....	65	36	926	508
March.....	66	36	928	511
1st Quarter.....	197	108	2,785	1,531

TABLE 59.— UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,
CANADA, DECEMBER, 1944 — APRIL, 1953.

As at Date of Reporting Closest to (a) End of Month	Bricklayers		Carpenters		Painters		Plasterers		Plumbers and Pipe Fitters		Other Skilled and Semi-Skilled Construction Workers		Total Skilled and Semi-Skilled Construction Workers		Unskilled Construction Workers		Total Construction Workers	
	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants
1944: December	566	127	1,416	2,070	324	915	119	48	554	367	288	260	3,267	3,787	1,915	597	5,182	4,384
1945	787	157	3,911	2,897	1,244	1,207	183	60	588	615	701	354	7,497	5,289	4,305	1,603	11,802	6,892
1946	793	168	2,428	4,760	493	2,067	179	62	279	1,146	428	663	4,591	8,865	2,638	2,199	7,229	11,064
1947	622	174	1,928	4,263	296	1,769	175	40	351	508	338	610	3,710	7,363	4,419	4,858	8,129	12,221
1948	411	265	1,715	6,081	246	1,825	200	62	268	532	183	785	2,375	8,929	1,902	6,334	4,426	15,884
1949	223	564	542	10,049	206	2,413	181	122	137	917	128	1,269	1,417	15,400	1,940	10,096	2,357	25,496
1950	238	789	479	13,772	161	3,021	109	140	137	1,207	131	1,908	1,255	20,936	1,368	12,848	2,623	33,785
1951	160	802	877	11,484	185	2,730	39	349	150	902	214	1,550	1,624	17,816	1,832	10,309	3,456	28,124
1952																		
March	79	3,071	559	28,676	99	5,872	45	1,067	143	2,066	217	2,806	1,142	43,558	1,154	28,736	2,296	73,285
June	221	653	857	8,136	231	1,111	41	290	290	1,102	343	1,164	1,983	12,456	1,626	8,797	3,609	21,253
September	288	342	1,483	4,072	164	1,197	91	95	258	501	347	644	2,631	6,851	3,014	4,950	5,645	11,801
December	31	1,936	124	22,085	42	5,894	11	695	283	1,024	49	4,181	540	35,815	140	23,844	680	59,659
Annual Average	210	1,417	702	14,935	139	3,342	48	544	205	1,164	315	1,951	1,622	23,473	1,377	14,923	2,998	38,479
1953																		
January	65	3,108	161	31,185 ²	29	7,038	11	919	272	1,374	67	5,297	605	48,941	203	33,609	808	82,550 ⁽²⁾
February	55	3,109	132	33,526	60	6,483	22	855	249	1,767	52	5,324	570	51,064	278	35,806	848	86,870
March	92	2,633	488	31,815	151	5,017	18	771	273	2,023	167	5,119	1,189	47,378	767	35,103	1,956	82,481
April	178	1,758	624	20,278	265	2,485	43	488	185	1,634	394	3,242	1,689	29,885	1,576	22,173	3,265	52,058

(1) Data for period 1945-1951 are annual averages.

(2) Revised.

TABLE 60.—NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1945 — MARCH, 1953.

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Other Construction Workers ⁽¹⁾	Total Construction Workers
1945	410	7,588	4,333	81	1,550	2,761	842	17,565
1946	316	11,814	5,618	150	1,804	2,682	1,249	23,633
1947	367	13,067	5,207	152	1,648	1,884	1,300	23,625
1948	1,375	24,425	7,728	411	2,796	2,561	4,988	44,284
1949	2,793	37,479	11,042	1,358	4,290	4,405	8,096	69,463
1950	2,620	35,038	9,708	1,452	4,752	3,978	7,922	65,470
1951								
1st Quarter	1,587	18,297	3,875	903	1,998	1,160	3,623	31,443
2nd Quarter	551	5,446	1,021	309	1,238	694	1,166	10,425
3rd Quarter	149	1,870	983	89	405	514	484	4,494
4th Quarter	1,300	12,146	5,237	982	1,037	659	2,986	24,347
Total, 1951	3,587	37,759	11,116	2,283	4,678	3,027	8,259	70,709
1952								
1st Quarter	2,630	20,865	4,338	1,338	2,660	1,546	4,343	37,720
2nd Quarter	640	5,845	1,026	333	1,349	905	1,547	11,645
3rd Quarter	238	3,078	1,294	209	772	834	1,321	7,746
4th Quarter	1,000	11,255	4,287	555	789	721	4,043	22,650
Total, 1952	4,508	41,043	10,945	2,435	5,570	4,006	11,254	79,761
1953								
January	1,228	8,520	1,824	420	660	374	2,374	15,400
February	1,138	7,964	1,430	412	938	486	1,868	14,236
March	618	5,812	838	352	920	490	1,604	10,634
1st Quarter	2,984	22,296	4,092	1,184	2,518	1,350	5,846	40,270

(1) Comprises foremen, inspectors, managers, structural iron workers, and other construction occupations.

TABLE 61.— APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING⁽¹⁾ AND GRADUATES, CANADA, ⁽²⁾
1945 — MARCH, 1953.

Period	Bricklaying		Carpentry		Painting and Decorating		Plastering		Plumbing and Steamfitting		Electrical		Sheet Metal		All Trades	
	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates
1945 ⁽³⁾																
1946	46	1	237	14	61	4	21	2	318	13	361	19	167	14	1,211	67
1947	80	11	289	50	79	18	31	2	499	51	584	65	248	39	1,810	236
1948	357	28	1,151	172	291	42	161	14	1,182	116	1,170	200	559	70	4,871	642
1949	675	211	1,537	437	297	87	248	54	1,555	161	1,342	346	629	163	6,283	1,459
1950	573	300	1,365	557	230	108	245	98	1,704	573	1,336	495	571	192	6,024	2,323
	369	124	1,043	260	165	45	252	70	1,607	523	1,273	357	512	136	5,221	1,515
1951																
1st Quarter	346	17	1,066	50	177	4	257	11	1,649	66	1,393	67	615	33	5,503	248
2nd Quarter	370	17	1,044	66	183	6	255	15	1,682	99	1,435	102	617	18	5,586	323
3rd Quarter	374	42	996	79	175	9	253	17	1,632	83	1,411	93	613	35	5,454	358
4th Quarter	347	17	967	38	171	9	270	16	1,578	76	1,358	87	594	26	5,285	269
Total, 1951	—	93	—	233	—	28	—	59	—	324	—	349	—	112	—	1,198
1952																
1st Quarter	346	16	975	42	163	9	282	16	1,642	56	1,405	83	632	29	5,445	251
2nd Quarter	341	16	957	59	149	13	272	16	1,645	85	1,427	85	619	19	5,410	293
3rd Quarter	335	22	934	67	142	4	256	17	1,368	60	1,348	66	611	35	4,994	271
4th Quarter	321	15	946	47	156	9	264	17	1,647	75	1,494	55	589	30	5,417	248
Total, 1952	—	69	—	215	—	35	—	66	—	276	—	289	—	113	—	1,063
1953																
1st Quarter	371	14	944	37	162	8	227	26	1,767	63	1,628	78	627	20	5,726	246

(1) At beginning of period.
(2) Data do not include Prince Edward Island which has no organized apprenticeship training and Quebec for which no reports on apprenticeship training are available.
(3) Data for 1945 excludes New Brunswick for the year and Alberta, Saskatchewan and Manitoba for the first nine months of the year.

TABLE 62.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA,
1945 — MARCH, 1953.

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Total Skilled Construction Workers	Semi-Skilled and Unskilled Construction Workers	Total Construction Workers
1945	8	264	30	2	31	65	45	445	0	445
1946	21	267	80	8	64	169	24	633	51	684
1947	164	778	241	55	164	653	141	2,196	671	2,867
1948	454	1,281	348	122	234	827	161	3,427	3,075	6,502
1949	413	809	225	76	141	581	72	2,317	969	3,286
1950	303	639	174	37	98	369	40	1,660	418	2,108
1951										
1st Quarter	188	347	89	21	56	265	20	986	122	1,108
2nd Quarter	443	679	275	64	155	517	88	2,221	371	2,592
3rd Quarter	530	854	270	37	161	645	92	2,589	306	2,895
4th Quarter	788	1,207	322	48	290	1,023	100	3,778	174	3,952
Total, 1951	1,949	3,087	956	170	662	2,450	300	9,574	973	10,547
1952										
1st Quarter	424	697	210	35	115	316	59	1,856	169	2,025
2nd Quarter	513	921	297	64	172	451	62	2,480	689	3,169
3rd Quarter	175	385	140	25	72	227	42	1,066	80	1,146
4th Quarter	79	214	104	12	45	151	38	643	48	691
Total, 1952	1,191	2,217	751	136	404	1,145	201	6,045	986	7,031
1953										
1st Quarter	103	221	98	19	63	146	38	688	193	881

TABLE 63.—STRIKES AND LOCKOUTS IN THE BUILDING INDUSTRY, THE BUILDING MATERIAL INDUSTRIES,
AND IN ALL INDUSTRIES, CANADA, 1945 — MARCH, 1953.

Period	The Building Industry			Building Material Industries			All Industries		
	Number of Strikes	Number of Workers	Time Lost in Working Days	Number of Strikes	Number of Workers	Time Lost in Working Days	Number of Strikes	Number of Workers	Time Lost in Working Days
1945	5	325	2,848	17	2,687	10,703	197	96,068	1,457,420
1946	12	892	6,535	23	39,684	1,459,840	228	139,474	4,516,393
1947	32	6,057	44,262	25	3,037	58,049	236	104,120	2,397,340
1948	18	3,322	39,546	11	1,189	7,405	154	885,793	42,820
1949	13	3,602	41,120	10	890	11,420	137	51,437	1,063,667
1950	12	2,258	28,836	19	7,295	69,344	161	138,039	1,389,039
1951	31	7,260	63,569	23	1,705	19,081	373	128,620	901,739
1952 ⁽²⁾									
January	1	7	65	0	—	—	15	5,749	75,220
February	1	7	10	0	—	—	22	13,048	47,603
March	1	18	230	2	212	1,612	26	5,204	65,502
April	3	126	198	5	541	4,430	35	12,055	178,605
May	9	7,097	41,184	1	160	3,500	42	22,973	247,733
June	6	9,241	146,660	1	160	3,000	40	59,364	708,382
July	8	3,847	67,510	1	160	3,000	47	55,737	881,318
August	8	3,797	57,320	4	779	7,970	43	15,018	205,515
September	6	1,494	9,580	1	360	240	41	15,045	203,245
October	3	2,944	9,725	1	140	700	38	13,322	165,009
November	1	436	5,250	1	140	1,000	22	5,084	44,176
December	4	673	6,134	0	—	—	18	3,646	47,279
Total, 1952 ⁽¹⁾	51	29,687	343,866	17	2,652	25,452	389	226,245	2,869,587
1953 ⁽²⁾									
January	3	273	3,150	0	—	—	14	2,136	31,050
February	1	28	250	0	—	—	19	3,757	23,777
March	4	1,056	2,247	2	87	150	21	5,450	33,018

(1) Since some strikes overlap from one month to another, annual totals of the number of strikes, and number of workers involved, need not equal the sums of the respective monthly figures.

(2) Preliminary.

SECTION 7

BUILDING COSTS

TABLE 64.—INDEXES OF WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS AND COMPOSITE INDEXES OF CONSTRUCTION MATERIALS, CANADA, 1939 — APRIL, 1953.
(1949=100)

Period	Lumber and its Products	Cement, Gravel and Sand	Brick, Tile and Stone	Paint and Glass	Lath, Plaster and Insulation Materials	Roofing Materials	Plumbing and Heating Equipment	Electrical Equipment and Fixtures	Other Materials	Composite Index Residential Building Materials	Non-Residential Building Materials
1939	32.6	74.0	64.4	54.1	84.0	54.0	57.2	59.1	59.8	44.9	60.3
1940	36.9	74.5	64.9	64.1	84.3	57.3	59.1	61.8	62.4	48.4	62.2
1941	43.2	78.0	69.6	75.8	86.9	61.6	63.6	62.8	64.4	53.7	69.2
1942	47.5	79.3	72.2	81.8	88.6	64.0	66.6	63.6	67.2	57.4	70.2
1943	53.2	79.7	74.9	83.2	88.6	67.5	66.6	63.6	67.4	61.0	70.2
1944	58.5	80.2	76.1	81.6	88.6	70.6	66.6	63.6	67.4	64.3	70.9
1945	59.4	80.4	77.1	79.2	88.6	70.3	67.8	64.3	72.8	65.1	71.4
1946	62.7	80.3	80.2	80.3	88.1	75.9	70.6	67.5	72.2	67.7	75.0
1947	75.1	86.4	88.4	94.4	90.7	89.4	80.6	85.0	81.8	79.1	84.5
1948	94.9	96.3	94.8	101.9	98.7	104.6	93.4	97.9	92.8	95.4	95.9
1949	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1950	108.1	103.3	108.4	97.3	98.7	122.2	101.7	106.4	103.6	106.4	105.0
1951	131.9	111.0	119.7	110.1	106.8	122.9	116.7	122.4	121.5	125.5	118.6
1952											
January	131.8	116.8	121.4	110.0	107.1	109.5	120.4	126.2	127.0	126.3	123.0
February	131.4	117.2	121.4	111.6	107.1	115.7	120.4	124.5	127.0	126.2	123.0
March	130.6	117.2	127.5	111.2	107.1	114.2	120.2	122.0	127.0	127.0	123.1
April	129.0	116.7	127.5	110.5	109.2	112.5	120.4	120.2	130.0	124.9	122.5
May	128.3	116.7	131.7	107.8	109.2	111.0	120.0	120.2	130.0	124.5	122.7
June	128.3	116.7	131.7	108.1	109.2	109.4	119.4	119.2	130.0	124.3	122.6
July	128.2	116.8	131.7	107.1	109.2	112.6	119.4	119.2	130.0	124.5	122.9
August	128.2	118.2	131.7	107.1	109.2	115.7	119.4	122.8	130.0	124.5	123.0
September	128.2	118.9	131.7	107.1	109.2	114.2	119.4	122.4	130.0	124.6	123.0
October	128.0	118.9	131.7	107.1	109.2	114.2	119.4	122.4	130.0	124.5	123.9
November	128.0	118.9	132.0	105.9	109.2	114.2	118.2	122.4	130.8	124.3	124.2
December	127.8	119.6	132.0	108.5	109.2	112.6	118.3	122.3	130.8	124.2	124.2
Annual Average	129.5	117.8	129.4	108.5	108.7	113.0	120.0	122.3	129.4	125.0	123.2
1953											
January	128.1	119.8	132.0	109.0	109.2	112.6	118.3	121.7	130.8	124.4	124.4
February	127.0	119.8	132.0	108.8	109.2	112.6	118.3	121.7	130.8	124.8	124.5
March	127.7	119.8	136.3	108.8	109.2	112.6	117.5	125.7	130.8	124.3	124.8
April	127.3	119.4	136.3	108.5	109.2	112.6	120.0	125.7	130.8	124.4	124.6

TABLE 66.—INDEXES OF AVERAGE HOURLY RATES IN CONSTRUCTION TRADES AND IN ALL INDUSTRIES, CANADA,
1939 — APRIL, 1953.
(1949 = 100)

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Unskilled Construction Workers	All Construction Workers	All Construction Workers (Including Holiday Pay Allowances)	All ⁽¹⁾ Industries (Including Holiday Pay Allowances)
1939	56.8	55.6	56.1	55.3	55.7	56.5	57.4	50.0	54.7	53.5	47.8
1940	58.6	58.5	58.6	58.4	58.1	60.4	59.6	52.4	57.2	55.9	49.7
1941	62.2	62.8	62.3	61.2	62.9	63.4	65.3	54.2	61.1	59.7	54.1
1942	64.2	66.3	65.7	62.7	65.9	66.6	66.7	62.7	64.9	63.5	58.9
1943	67.6	71.0	71.8	67.1	68.4	70.9	71.9	71.3	69.9	68.3	63.9
1944	68.4	71.7	72.6	67.8	68.9	71.3	71.9	74.0	70.9	69.8	66.4
1945	69.6	73.0	73.7	69.5	69.5	72.8	71.9	75.2	71.8	70.6	72.5
1946	76.1	80.3	80.3	75.2	76.2	80.1	81.4	80.0	76.0	74.9	74.8
1947	93.1	89.0	85.6	86.1	84.8	85.8	91.0	92.8	83.1	82.8	85.0
1948	98.1	97.9	96.7	98.5	95.3	97.0	97.3	98.7	94.4	94.4	95.8
1949	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1950	102.7	106.0	106.3	104.8	102.9	104.2	106.9	105.8	105.4	105.4	103.8
1951	110.5	116.9	117.6	111.2	111.6	114.9	116.4	116.7	115.3	115.3	114.7
1952											
January	116.4	124.1	125.8	116.0	117.8	123.7	124.8	124.3	119.1	119.7	
February	116.9	124.4	126.5	116.3	118.0	123.7	124.8	124.3	119.2	119.7	
March	116.9	124.4	126.8	116.3	118.0	123.7	129.5	124.3	119.2	119.7	
April	119.6	127.8	129.7	119.2	118.1	127.7	130.9	131.4	119.9	120.4	126.9
May	121.9	129.9	130.0	119.6	118.5	127.7	131.1	132.4	122.8	123.4	
June	122.1	130.0	130.1	119.7	118.6	129.1	131.3	132.6	123.1	123.8	
July	122.6	130.4	130.3	120.3	119.0	129.6	135.0	133.3	124.3	124.9	
August	122.8	131.6	130.4	120.7	120.8	129.9	135.0	133.6	126.5	127.2	
September	123.3	131.6	131.8	120.7	121.0	131.2	136.0	134.1	127.2	127.8	129.5
October	123.3	131.9	133.9	120.7	123.3	131.2	136.1	134.1	128.7	129.3	
November	123.3	132.4	134.2	120.7	123.3	131.8	136.1	134.2	128.9	129.5	
December	123.3	132.4	134.2	120.7	123.3	131.8	136.1	134.2	128.9	129.5	
Annual Average	121.0	129.3	130.3	119.2	120.0	128.5	132.2	131.1	124.0	124.5	
1953											
January	123.4	132.4	134.2	120.9	123.3	128.7	136.1	134.2	129.0	129.7	
February	123.4	132.4	134.2	120.9	123.3	128.7	136.2	134.2	129.0	129.7	
March	123.5	132.4	134.3	121.2	123.8	128.9	136.3	134.2	129.0	129.7	131.7
April	125.7	132.5	135.5	124.0	128.3	132.3	136.3	134.2	130.1	130.8	

(1) Data for intervening months not available.

TABLE 66. — COMPOSITE INDEXES OF WAGE RATES AND MATERIAL PRICES IN THE CONSTRUCTION INDUSTRY, WITH WHOLESALE PRICES OF ALL COMMODITIES AND CONSUMER PRICE INDEX WITH SUB-INDEXES OF RENT AND HOME OWNERSHIP, CANADA, 1939 — MAY, 1953.
(1949 = 100)

Period	Residential Building Materials and Wage Rates ⁽¹⁾	Non-Residential Building Materials and Wage Rates ⁽¹⁾	Wholesale ⁽¹⁾ Prices of all Commodities	Rent ⁽²⁾	Home Ownership ⁽³⁾	Shelter Cost ⁽³⁾	Total Consumers Price Index
1939			50.0	84.4	—	—	63.2
1940	48.1	57.9	55.0	86.4	—	—	65.7
1941	51.2	60.0	59.7	88.9	—	—	69.6
1942	56.0	63.9	63.4	90.5	—	—	72.9
1943	60.0	67.2	66.3	90.6	—	—	74.2
1944	63.7	69.5	68.0	91.0	—	—	74.6
1945	66.4	70.5	66.6	91.1	—	—	75.0
1946	67.2	71.1	70.0	91.6	—	—	77.5
1947	70.4	75.0	82.3	94.9	—	—	84.8
1948	80.5	83.9	97.5	98.1	—	—	97.0
1949	95.0	95.7	100.0	100.0	100.0	100.0	100.0
1950	100.0	105.1	106.5	108.2	103.6	106.2	102.9
1951	106.0	117.4	121.1	114.5	114.4	114.4	113.7
1952							
January	123.8	121.8	119.4	118.6	117.8	118.3	118.2
February	123.8	121.8	117.3	118.6	118.0	118.3	117.6
March	124.3	121.9	116.4	119.9	119.1	119.1	116.9
April	123.2	121.8	114.0	119.9	118.8	119.4	116.8
May	124.1	122.9	113.4	119.9	119.2	119.6	115.9
June	124.1	123.0	114.2	121.3	119.2	120.4	116.0
July	124.7	123.6	113.7	121.3	119.6	120.6	116.1
August	125.6	124.5	112.9	121.3	119.7	120.6	116.0
September	125.7	124.7	112.0	123.3	119.8	121.2	116.1
October	126.3	125.8	111.5	123.3	120.4	121.5	116.0
November	126.3	126.1	111.9	123.3	120.3	121.4	116.1
December	126.2	126.1	111.6	123.3	120.7	122.2	115.8
Annual Average	124.8	123.7	114.0	120.9	119.3	120.2	116.5
1953							
January	126.4	126.3	111.7	123.5	120.7	122.3	115.7
February	126.0	126.3	111.4	123.8	120.7	122.5	115.5
March	126.3	126.5	111.9	123.9	120.6	122.5	114.8
April	126.8	126.8	110.8	124.2	120.6	122.7	114.6
May	—(4)	—(4)	—(4)	124.3	121.0	122.9	114.4

(1) Revised.

(2) Prior to 1949 converted arithmetically from rental component of Cost of Living Index.

(3) Not available prior to 1949.

(4) Not yet available.

TABLE 67.— PERCENTAGE DISTRIBUTION OF NEW COMPLETED DWELLINGS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946 — MARCH, 1953.

Period of Completion	Number of Months under Construction ⁽¹⁾					Average Number of Months under Construction
	1 - 3	4 - 6	7 - 9	10 - 12	More than 12	
	(per cent)	(per cent)	(per cent)	(per cent)	(per cent)	
1946	—	—	—	—	—	11.0
1947	—	—	—	—	—	8.0
1948	20	32	27	12	9	6.5
1949	18	34	29	11	8	7.0
1950	17	37	26	10	10	7.2
1951	14	35	33	8	10	7.3
1952						
January	10	37	30	6	17	8.2
February	3	33	37	10	17	8.7
March	5	32	41	8	14	8.4
April	5	27	41	17	10	8.9
May	9	25	39	19	8	8.2
June	20	19	35	14	12	7.8
July	32	26	19	11	12	6.9
August	40	38	10	7	5	5.2
September	28	45	8	5	14	6.9
October	25	54	8	5	8	6.3
November	20	58	13	2	7	6.1
December	18	58	18	2	4	5.8
Annual Average	17	38	25	9	11	7.3
1953						
January	16	52	21	4	7	6.5
February	13	47	25	7	8	7.1
March	6	48	30	12	4	7.1

(1) Not available for 1946 and 1947.

SECTION 8
BUILDING INDUSTRY

TABLE 68.— BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES,
AND IN ALL INDUSTRIES, CANADA, 1945 — MARCH, 1953.

Period	Construction Industry				Building Material Industries				All Industries			
	Number of Bankruptcies ⁽¹⁾	Assets (\$000)	Liabilities (\$000)	Number of Bankruptcies ⁽¹⁾	Assets (\$000)	Liabilities (\$000)	Number of Bankruptcies ⁽¹⁾	Assets (\$000)	Liabilities (\$000)	Assets (\$000)	Liabilities (\$000)	Number of Bankruptcies ⁽¹⁾
1945	56	248	645	12	105	290	264	1,650	3,792	1,650	3,792	264
1946	35	358	580	3	41	56	269	3,411	5,984	3,411	5,984	269
1947	53	581	1,102	29	878	1,107	509	6,994	11,107	6,994	11,107	509
1948	73	679	1,375	25	1,286	1,309	799	12,849	18,151	12,849	18,151	799
1949	68	1,158	1,775	55	2,550	3,281	1,045	18,616	27,058	18,616	27,058	1,045
1950	148	1,601	2,879	40	728	1,328	1,275	20,757	32,113	20,757	32,113	1,275
1951												
1st Quarter	33	384	602	6	125	210	242	3,830	6,109	3,830	6,109	242
2nd Quarter	36	252	687	4	52	73	275	4,047	7,115	4,047	7,115	275
3rd Quarter	24	239	525	6	733	920	397	3,533	7,203	3,533	7,203	397
4th Quarter	45	477	871	12	1,168	1,564	435	7,884	12,312	7,884	12,312	435
Total, 1951	138	1,352	2,685	28	2,078	2,767	1,349	19,294	32,739	19,294	32,739	1,349
1952												
1st Quarter	46	417	848	9	190	328	451	3,792	6,285	3,792	6,285	451
2nd Quarter	36	269	578	14	309	518	374	4,061	5,301	4,061	5,301	374
3rd Quarter	17	250	480	9	183	296	264	2,432	4,886	2,432	4,886	264
4th Quarter	38	892	1,355	15	327	519	345	6,625 ⁽²⁾	12,411 ⁽²⁾	6,625 ⁽²⁾	12,411 ⁽²⁾	345
Total, 1952	137	1,828	3,261	47	1,009	1,661	1,434	16,910 ⁽²⁾	28,883 ⁽²⁾	16,910 ⁽²⁾	28,883 ⁽²⁾	1,434
1953												
1st Quarter	39	327	868	9	378	533	373	3,814	6,395	3,814	6,395	373

(1) See p. 119.
(2) Revised.

TABLE 69.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES,
CANADA, 1945 — APRIL, 1953.
(1939 = 100)

Period	Sixteen Building Material Companies	Eighty-two Industrial Companies
1945.....	118.0	102.7
1946.....	152.2	119.1
1947.....	139.9	108.9
1948.....	138.1	117.5
1949.....	145.8	113.1
1950.....	189.1	139.9
1951		
March.....	256.0	180.9
June.....	262.1	180.3
September.....	314.1	203.3
December.....	295.0	198.0
Annual Average.....	277.3	188.6
1952		
January.....	300.4	204.7
February.....	298.4	203.1
March.....	291.4	200.2
April.....	278.7	197.9
May.....	269.1	189.0
June.....	273.0	191.7
July.....	286.3	195.8
August.....	304.6	197.1
September.....	295.7	191.1
October.....	282.3	180.6
November.....	289.7	185.5
December.....	292.6	186.3
Annual Average.....	288.5	193.6
1953		
January.....	298.7	191.1
February.....	296.0	186.4
March.....	298.4	187.3
April.....	287.1	176.1

PART III
SOURCES AND EXPLANATORY NOTES

SOURCES AND EXPLANATORY NOTES

Sources and explanatory notes are organized in the order of the factual material referred to in Parts I and II. Where figures are rounded to the nearest thousand or million, totals do not necessarily equal the sum of their constituent items. Frequent references are made to the Dominion Bureau of Statistics and to the Central Mortgage and Housing Corporation. In the following notes these organizations are designated by the abbreviations, "D.B.S." and "C.M.H.C." respectively.

PART I CHARTS

FIGURE 1.—Chart based on data shown in Tables 42 and 48.

FIGURE 2.—Chart based on data shown in Tables 64-66.

PART II TABULAR MATERIAL

TABLE 1.—Net family formation is the total number of families formed minus the number of existing families dissolved. The number of families formed is taken as the sum of marriages and married female immigrants. Dissolutions represent the sum of deaths to married persons, emigration of married females and divorces.

Data on marriages, deaths to married persons and data on divorces obtained by courtesy of the Vital Statistics Section, Division of Social Welfare, D.B.S. Quarterly deaths to married persons during 1952 estimated by the Economic Research Department, C.M.H.C., on the basis of total deaths during the corresponding periods. Quarterly data on divorces have been averaged from annual totals and will be revised when actual data become available.

The net family formation series was adjusted by pro-rating the difference between the computed net family formation 1941-1951 and the actual number of families formed in the same period according to the 1951 census. During the intercensal period the computed net family formation totalled 719,100 while the 1951 census shows an increase of 682,300. The difference of 36,800 (5 per cent) was pro-rated over the ten year period to conform with the census totals. The number of families at the end of 1949 does not represent the number of families at the end of 1948 plus net family formation in 1949 because of the inclusion of Newfoundland families in March, 1949.

TABLE 2.—Data for the years 1939-1949 from *National Accounts, Income and Expenditure 1926-1950*, Research and Development Division, D.B.S.

Data for the years 1950-1952 from *National Accounts, Income and Expenditure 1949-1952*, Research and Development Division, D.B.S.

Gross National Product measures the value of current production of goods and services at prevailing prices. Net National Income represents the nation's earnings from current production and differs from Gross National Product because of depreciation allowances and elements of market prices which do not represent incomes of factors of production.

Personal Income is the sum of all current receipts of income whether in cash or in kind. It differs from National Income in that it excludes earnings not paid out to persons such as undistributed profits. It includes receipts which have not been earned in the course of production, that is transfer payments such as family allowances and unemployment insurance benefits. Non-farm income is total personal income less accrued net income of farm operators from farm production. Wages and salary income includes supplementary labour income and coincides with the series shown as total labour income in Table 58.

Personal disposable income is total personal income less personal direct taxes and represents the total of personal expenditures on consumers goods and services and personal savings. Personal savings is that portion of personal disposable income which is not expended on consumers goods and services.

TABLE 3.—Population data for 1951 represent the census count for that year. Data for births, deaths and marriages obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S.

Until the end of 1950, annual and monthly data for births, deaths and marriages are based on tabulated figures by month of occurrence on the basis of residence. Figures for 1952 and 1953 are provisional and represent registrations filed in Provincial Vital Statistics offices during the month under review regardless of month of occurrence.

Source for immigration data is the same as for Table 5.

The revised figures on total emigration are estimated by the Economic Research Department, C.M.H.C. The estimates are based on figures of recorded Canadian emigration to the United States obtained from the United States Department of Justice, and to the United Kingdom obtained from the British Board of Trade. An allowance is made in the estimate of total emigration for emigrants to the United States and United Kingdom not recorded in the foregoing data and for emigration to countries other than the United States and United Kingdom.

The total population estimates differ from population figures implied in the data for births, deaths, immigration and emigration because the emigration figures are estimated by the Economic Research Department, C.M.H.C. independently of D.B.S.

TABLE 4.—Data obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S. Total births in this table do not equal total births in Table 3 as in this table illegitimate births are excluded.

TABLE 5.—Data compiled by the Economic Research Department, C.M.H.C. through courtesy of the Immigration Branch, Department of Citizenship and Immigration.

TABLE 6.—Sources of data shown in Table 6 are as follows:

1945 *Housing Statistics*, 1946, D.B.S.

1946 Data for completions obtained from *Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and other Areas as Completed in the Nine Months Ending September 30, 1947*, D.B.S. Data for units under construction at the end of 1946 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S.

1947 Data for completions obtained from *Supplement to Housing Statistics*, 1947, D.B.S. Data for units under construction at the end of 1947 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S. Data for starts during 1947 estimated by Economic Research Department, C.M.H.C. from figures supplied by Public Finance Statistics Division, D.B.S.

1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.

1950-1953 Data obtained from monthly issues *New Residential Construction*, D.B.S.

Data for housing units completed in Canada during 1945, 1946 and 1947 are based on returns received from 623 municipalities out of a total of 3,845 or approximately 66 per cent of the total population of incorporated municipalities. For detailed explanation of coverage and statistical technique used see *Housing Statistics*, 1946, D.B.S.

Estimates for 1948-1953 are based on the results of a nation-wide survey carried out each month by D.B.S. with the co-operation of C.M.H.C. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

The number of units under construction as shown for the end of May, 1953, does not equal the number shown as under construction at the end of 1952 plus starts less completions during the first 5 months of 1953. The figures for units under construction are subject to adjustment each month because of errors in the designation of starts between single and multiple units, and also because of the cancellation of some starts reported in previous months.

TABLE 7.—Actual data were obtained from the same sources as are shown for the material in Table 6. The seasonally adjusted series was prepared by the Economic Research Department, C.M.H.C., in the following manner:

First a seasonally adjusted quarterly series was prepared for each region, Maritimes, Quebec, Ontario, Prairies, and British Columbia. These series were added together to obtain quarterly figures for Canada and multiplied by four to express the series in terms of an annual rate. The regional seasonal indexes on which the series is based were calculated by the moving average method. Data for Newfoundland are included from 1950.

TABLE 8.—The data on dwellings started in metropolitan areas and in other cities and towns with population of 5,000 and over are obtained by direct count by C.M.H.C. Dwellings started in other areas are estimates prepared by D.B.S. based on sample surveys. Sources of data are:

- 1947 Data compiled by the Economic Research Department, C.M.H.C., from figures supplied by the Public Finance Statistics Division, D.B.S.
- 1948—1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.
- 1950—1953 Data obtained from monthly issues *New Residential Construction*, D.B.S.

TABLE 9.—Sources are the same as for Table 6.

TABLE 10.—Sources of data shown in Table 10 are as follows:

- 1947 Data obtained from *Supplement to Housing Statistics, 1947, Dwelling Units—Types of Buildings and Types of Construction for Individual Municipalities and Others Areas*, D.B.S.
- 1948—1953 Sources are the same as for Table 6.

TABLE 11.—Data based on reports compiled by the Statistical Department, C.M.H.C.

TABLE 12.—Data for this table for the years 1945-1948 were obtained from *Residential Real Estate in Canada* by O. J. Firestone, University of Toronto Press, 1951, Tables 77, 78 and 79, pp. 282, 283 and 284. Annual data shown in *Residential Real Estate* for 1949 were preliminary and have been revised. Annual data since 1948 and quarterly estimates for 1951, 1952 and 1953 were computed by the Economic Research Department, C.M.H.C. Data for 1949-1953 include an allowance for Newfoundland.

Gross residential capital formation represents an estimate of expenditures on new construction including major improvements and alterations to existing structures. It includes also supplementary house-building expenses of installed non-moveable equipment and payments for professional services such as architectural and legal fees.

Capital consumption represents an estimate of depreciation, demolitions, and accidental losses to the stock of residential capital such as may be caused by fire, flood or storm.

Both gross residential capital formation and gross capital consumption are net of raw land and relate to the value of assets created by construction activity only.

Net land added to residential real estate represents the value of land put in use for housing purposes less the value of land withdrawn from residential use. The value of net land added for residential purposes together with the value of net capital formation provides a value for total net additions to Residential Real Estate.

The methods of estimating the net value of land put in use for residential purposes are outlined in detail in *Residential Real Estate*, pp. 418-431.

TABLE 13.—Source is the same as for Table 12. Values involved are based on 1939 prices throughout.

TABLE 14.—Data for "other" construction for the period 1945-1950 obtained from *Private and Public Investment in Canada 1926-1951*, Department of Trade and Commerce, Ottawa, p. 151. Annual data shown in *Private and Public Investment in Canada* for 1951 were preliminary and have been revised by the Economics Division, Department of Trade and Commerce.

For the period 1945-1953 housing data estimated by the Economic Research Department, C.M.H.C.

Data on gross national expenditure for the period 1945-1951 obtained from *National Accounts, Income and Expenditure, 1926-1950*, Research and Development Division, D.B.S. and *National Accounts, Income and Expenditure, 1951, and Preliminary 1952*, D.B.S.

TABLE 15.—Data for 1940-February, 1947, obtained from annual and monthly issues *Building Permits Issued in Canada*, Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S. Data for March-December, 1947, compiled by the Economic Research Department, C.M.H.C., from returns made to D.B.S. Data for 1948-1953, provided by courtesy of the General Assignments Division, D.B.S. The number of new dwelling units includes conversions.

TABLE 16.—Data obtained from monthly issues of *The Building Reporter*, published by Hugh C. Maclean Publications Limited, Toronto.

Contracts awarded may be used as an indicator of trends but they are liable to mis-interpretation if used as indicators of total volume of residential activity. They relate only to projected work which may or may not be commenced. Coverage is apt to vary over a period of time.

Data on the number of *new housing units* estimated to be involved in contract awards for apartments which replace the series on *apartment blocks* shown in *The Building Reporter* have been derived by the application of a conversion factor to the value of contract awards for apartments made during the periods shown. This has been done to make the data more comparable with the series on building permits issued.

The conversion factor used is simply the average construction cost per dwelling unit of an apartment of the solid masonry type (brick facing and masonry blocks) prevailing throughout Canada during the first six months of 1946 as outlined in the study *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 40-41. 1946 construction costs for the units are estimated at \$6,053, of which \$3,178 are material costs, \$2,270 are on-site labour costs and \$605 are overhead and profits. This conversion factor was adjusted according to variations in the composite index of wholesale prices of residential building materials and wage rates in the construction industry as contained in Table 66.

TABLE 17.—Data compiled by Economic Research Department, C.M.H.C. Publicly-initiated housing comprises starts under the Veterans' Rental Housing Program of C.M.H.C. and the Armed Service Married Quarters' Program of the Department of National Defence, the Federal-provincial housing projects and units built under the Capital Assistance provisions of the Department of Defence Production. Privately-initiated housing with Federal Government financial assistance in the form of loans, covers starts under the National Housing Act, 1944, The Farm Loan Act, 1927, and the Veterans' Land Act, 1942. Privately-initiated housing with Federal Government financial assistance in the form of guarantees comprises starts under the Farm Improvement Loans Act, 1944, and the Rental Insurance Plan, except those rental insurance units approved for National Housing Act loans.

National Housing Act starts for 1947 and 1948 were distributed by quarter according to the pattern established by the number of housing units approved for loans. Starts under the rental insurance plan, the Farm Loan Act, 1927, and the Farm Improvement Loans Act, 1944, were considered to be equal to the number of units approved under these provisions.

As this tabulation covers new permanent houses only, Federal Government guarantees under the home extension provisions of The National Housing Act, 1944, financial assistance for Emergency Shelter units, and construction of temporary units by the Department of National Defence, are excluded.

Data on "publicly-assisted housing starts" for 1950-1952 as shown in this table differ from those shown in the 1950-1952 issues of *Mortgage Lending in Canada*, C.M.H.C., under the title "Dwellings Started and Completed by Principal Source of Financing and Province, Canada". The latter issues include starts of dwellings constructed for Government employees but excludes dwellings started on which double depreciation benefits have been extended. This table, on the other hand, excludes starts on dwellings built for Government employees and includes dwellings built under the double depreciation assistance. An additional difference between data in the two sources is due to the fact that only permanent dwellings are covered in this table whereas starts on temporary dwellings are included in the above mentioned issues of *Mortgage Lending in Canada*.

TABLES 18, 19, 20, 21.—Data compiled by the Statistical Department, C.M.H.C.

TABLE 22.—Data compiled by the Mortgage and Real Estate Division, C.M.H.C.

TABLE 23.—Data compiled by the Statistical Department, C.M.H.C. on a *net* basis. As a result allowances for cancellations, adjustments and reinstatements have been made in the month they were reported and negative figures may appear in a particular month, during which there were more cancellations reported than approvals made.

Whereas the data under the heading "Loans under N.H.A." comprise all Rental Insurance projects with N.H.A. loans approved at time of compilation, the data under the classification "with conventional loans" are residual and in addition to Rental Insurance. Projects without N.H.A. loans may include cases where an N.H.A. loan may be approved in a subsequent quarter. The distribution between N.H.A. loans and conventional loans are preliminary for the last quarter shown and are subject to revision in the Third Quarter, 1953 issue of *Housing in Canada*.

TABLE 24.—Data compiled by the Statistical Department, C.M.H.C.

TABLE 25.—Data compiled by the Economic Research Department, C.M.H.C. from reports prepared by the Statistical Department, C.M.H.C.

TABLE 26.—Data compiled by the Economic Research Department, C.M.H.C. from reports supplied by the Statistical Department and Public Housing Division, C.M.H.C.

The construction work involved in each project varies from one to another but in general a complete land assembly project includes surveying of roads and lots, installation of main and lateral sewers, water mains and hydrants, the ditching, grading, gravelling and surfacing of roads and driveways, the installations of street lights and filling and grading of grounds.

TABLE 27.—Data are from records of Accounting Division,* C.M.H.C.

TABLE 28.—Data compiled by the Property Management Department, Mortgage and Real Estate Division, C.M.H.C.

TABLE 29.—Data to the end of 1946 compiled by Wartime Housing Limited.

Financial data for 1947-December, 1951 compiled by the Accounting Division, C.M.H.C. For the years 1947 and 1948, data on the number of housing units started, completed and under construction compiled by the Program Section, Construction Division, and for 1951-1953 by the Statistical Department, C.M.H.C.

TABLE 30.—Data compiled by Statistical Department from data supplied by the Property Management Section, Mortgage and Real Estate Division, C.M.H.C.

TABLE 31.—Data compiled by the Statistical Department, C.M.H.C.

TABLE 32.—Data compiled by the Economic Research Department, C.M.H.C., from reports prepared by the Statistical Department, C.M.H.C.

Data on expenditures are from the records of the Accounting Division, C.M.H.C.

TABLE 33.—Data compiled by the Statistical Department and Accounting Division, C.M.H.C.

TABLE 34.—Data compiled by the Economic Research Department, C.M.H.C. from information obtained by courtesy of the Research and Statistics Division, Department of Veterans' Affairs. Data on expenditures for 1950-1953 are not comparable with data for previous years as excess costs borne by the veterans and certain improvements included in previous years are not available for 1950-53.

TABLE 35.—Data obtained by courtesy of the Canadian Farm Loan Board, Department of Finance.

TABLE 36.—Data obtained by courtesy of the Supervisor, The Farm Improvement Loans Act, Department of Finance.

TABLE 37.—Data obtained by courtesy of the Quebec Farm Credit Bureau.

TABLE 38.—Data compiled by the Economic Research Department, C.M.H.C. from monthly reports submitted by 112 lending institutions comprising 40 life insurance companies, 35 trust companies, 22 loan companies, 7 fire insurance companies, and 8 fraternal societies. These companies advanced 94 per cent of the total cash disbursements on mortgage loan account for Canadian real estate made by all companies of these types in 1951.

TABLE 39.—Data compiled by Economic Research Department, C.M.H.C. Source is the same as for Table 38.

TABLE 40.—Data compiled by the Economic Research Department, C.M.H.C. The number of mortgages registered, Greater Toronto Area, 1945-1953 were obtained from the Toronto Registry Office, York East and West Registry Offices and Toronto and York Land Titles Office.

The number of mortgages discharged, Greater Toronto Area, 1945-1953, were obtained from the Toronto Registry Office, York East and West Registry Offices and estimates of discharges from Toronto and York Land Titles Office.

The number of real estate transfers obtained through courtesy of the Inspector of Legal Offices.

The number of mortgages registered and discharged in the Province of Ontario reflect mortgage activity as recorded in the 65 registry and 16 land titles offices of the province. Data for the 65 registry offices and one land titles office are based on original records made available by courtesy of the Inspector of Legal Offices, Province of Ontario. Coverage of the remaining 15 land titles offices were obtained by means of a sample survey of the mortgage registrations and discharges during the month of September, 1952, recorded in 10 land titles offices. This information was used in conjunction with the data mentioned above to produce estimates for the province as a whole. For further details of the sample survey see *Mortgage Lending in Canada*, 1952, p. 101.

Estimates for Ontario in 1953 based on data supplied for Greater Toronto.

TABLE 41.—Data compiled by Economic Research Department, C.M.H.C. from information provided by courtesy of D.B.S.

The combined index of construction material production is based on the total value of output of the more important construction materials in terms of 1946 prices. It is designed to measure the overall trend in the physical output of construction materials. Because of the high degree to which producers of construction materials, with the exception of lumber, are responsive mainly to the requirements of the domestic market, the output index provides a rough indication of trends in domestic construction activity.

A closer indication of trends in domestic construction activity, however, can be obtained from the index of domestic disappearance, designed to measure the rate at which the construction industry absorbs materials. To obtain this index, the production index was adjusted, where possible, by the addition of imports, the deduction of exports, and the replacement of the original production data with data on factory sales of materials to take account of producers' inventory changes. The series on domestic disappearance is subject to the limitation that it does not reflect changes in the level of dealers' inventories. This means that in respect to materials such as lumber, where dealers' inventories represent a comparatively high proportion of yearly output or factory shipments, the series shown here cannot be relied on to give an accurate short term indication of the actual absorption of materials on the site. For this reason, lumber was excluded from the series on domestic disappearance shown in this tabulation.

The indexes are based on 23 materials, including lumber, for the period 1939-1945, and on 41 materials for the period 1946-1953. The lumber index in the production series is shown separately because of its heavy weight in relation to the other materials.

TABLE 42.—Sources of data for building materials are as follows:

Sawn Lumber:

1945—1949 Annual issues of *The Lumber Industry in Canada*, D.B.S.

1950—1953 Monthly issues *Production Shipments and Stocks on Hand at Sawmills*, D.B.S.

Hardwood Flooring:

1946—1953 By courtesy the Timber-Controller, Department of Trade and Commerce. The unit measure, square feet represents a surface measure, plus an allowance for waste and tongue irrespective of thickness.

Wood Fibre Building Board:

1945 By courtesy of the Forest Products Statistics Section, D.B.S.

1946—1953 Monthly issues *Rigid Insulating Board Industry*, D.B.S.

Building Brick and Structural Tile:

(Data relates to face and common brick only)

1945—1950 *Clay and Clay Products*, 1950, D.B.S.

1951—1953 Monthly issues *Products Made From Canadian Clays*, D.B.S.

Flue Linings; Vitrified Sewer Pipe; Non-Metallic Sheathed Cable; Bath Tubs; Sinks; Wash Basins:

1945—1953 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Mineral Wool (Batts, Granulated and Loose):

1945—1950 Annual issues *The Stone Industry in Canada*, D.B.S.

1951—1953 Monthly issues *Mineral Wool*, D.B.S.

Cement:

1945—1950 Annual issues *The Cement Manufacturing Industry in Canada*, D.B.S.

1951—1953 Monthly issues *Cement and Cement Products*, D.B.S.

Concrete Blocks; Cement Pipe and Tile:

1945—March, 1949 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

April, 1949—1953 Monthly issues *Cement and Cement products*, D.B.S.

Production figures are estimated since D.B.S. figures include only 85% of total output in this industry.

Gypsum Plaster; Wallboard; Lath:

1945—1950 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1951—1953 Monthly issues of *Production Shipment and Stocks of Gypsum Products*, D.B.S.

The figures for gypsum plaster, in the above publication were adjusted so as to exclude the production of such sundry plasters as moulding plaster and etc.

Builders' Hardware:

1945—1950 Annual Issues of *The Hardware Tools and Cutlery Industry in Canada*, D.B.S.

1951—1953 Estimates prepared by the Economic Research Department, C.M.H.C. based on data reported to D.B.S. by firms which in 1949 accounted for 98% of the total sales.

Domestic Heating Boilers; Cast Iron Radiators; Warm Air Furnaces:

1945—1950 Annual issues *The Heating and Cooking Apparatus Industry in Canada*, D.B.S.

1951—1953 Monthly issues of *Stoves and Furnaces*, and, *Cast Iron and Steel Heating Radiators*, D.B.S.

Hot Water Storage Tanks:

1945—1950 Annual issues *The Sheet Metals Products Industry in Canada*, D.B.S.

1951—1953 Monthly issues *Domestic Range Boilers*, D.B.S.

Electric Hot Water Tank Heaters:

1945—1950 *The Electrical Apparatus and Supplies Industry in Canada*, D.B.S.

1951—1953 Estimates prepared by the Economic Research Department, C.M.H.C. from data supplied by D.B.S., which represents the production of firms which in 1949, accounted for 86% of the production.

Asphalt Shingles; Tar and Asphalt Felts; Asphalt Floor Tiles:

1945—1950 Annual issues *Paper Roofing Industry*, D.B.S.

1951—1953 Monthly issues of *Asphalt Roofing Industry*, D.B.S.

1948—1953 Monthly issues of *Asphalt Floor Tiles*, D.B.S.

Paint and Varnishes:

1945—1951 Annual issues *Paints and Varnishes Industry*, D.B.S.

1952—1953 Monthly issues *Sales of Paints, Varnishes and Lacquers*, D.B.S.

TABLE 43.—Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 44.—Data obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

The data on wallboard building board for the period 1945-1947 include insulating board. The data for the period 1948-December, 1950 exclude insulating board as the Emergency Exchange Conservation Act which was in effect from 1948 to December 31, 1950 prohibited the importation of this type of building board.

TABLE 45.—Data obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

Data on lumber exports include planks, boards and squared timber.

Data for lumber in monthly issues of the *Canadian Statistical Review*, D.B.S. include planks and boards only.

TABLE 46.—Data on production of domestic pig iron and steel ingots obtained from *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S. for 1945, and for subsequent periods from annual issues of *The Primary Iron and Steel Industry in Canada*, D.B.S., and monthly issues of *Primary Iron and Steel*, D.B.S. Annual and quarterly revisions for the period 1945-1951 have been made by the Steel Division, Department of Defence Production. Data on production of rolling mill products made from Canadian ingot are estimated by applying a conversion factor of .725 to steel ingot processed in Canada. The conversion factor of .725 allows for the estimated weight loss involved in turning iron and steel shapes out of the ingot form. Data on imported rolling mill products are derived by reducing the total of imported steel, including ingots, by the estimated production loss sustained in processing its ingot content.

Domestic disappearance of rolling mill products is the sum of domestic production and imports less exports.

The volume of rolling mill products being made available to Canadian consuming industries as indicated in "domestic disappearance" exceeds that of "net total domestic shipments" of primary iron and steel shapes from Canadian rolling mills as shown in Table 47. This difference is accounted for by the fact that a portion of imports of primary iron and steel shapes is shipped direct to consuming industries without being processed in Canadian mills. Another factor is that data on production of rolling mill products from Canadian ingot as shown in this table do not show actual production but represent output of iron and steel shapes that would be forthcoming from current ingot production.

TABLE 47.—Data obtained from monthly issues of *Canadian Statistical Review*, D.B.S. Monthly revisions during 1951, provided by the Steel Division, Department of Defence Production.

The classification "Merchant Trade Products" refers to items produced in integrated mills and covers wire and wire products. The "miscellaneous" category includes all steel used in the following: agricultural and other farm implements, machinery and tools, mining and lumbering industries, pressing, forming and stamping industries, public works and utilities, shipbuilding and steel specifically marked for National Defence purposes. During the year 1949 the amount of steel used for National Defence purposes amounted to .3 per cent of the total miscellaneous category. The classification "Producers' Interchange" represents the amount of steel shipped to producers' own plants or to other plants within the primary industry for further processing e.g. black sheet to galvanizing department; hot rolled bars to make railway track material. See also explanatory note to Table 46.

TABLE 48.—Data obtained from the following sources:

Cast-iron Soil Pipe and Fittings; Cast-iron Pressure Pipe and Fittings; Steel Pipe and Fittings: 1945—1951 Annual issues *Iron Castng Industry*, D.B.S.

1952—1953 By courtesy of the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Steel:

1945—1953 By courtesy of the Steel Division, Department of Defence Production. Structural Steel includes T-bars, Z-bars, H-beams, I-beams, upright angles, etc. where any one leg of the section is 3 inches or over.

Wire Nails and Spikes:

1945—1950 Annual issues *The Hardware Tools and Cutlery Industry in Canada*, D.B.S.

1951—1953 Monthly issues *Nails, Tacks and Staples*, D.B.S.

Galvanized Sheets:

1945—1953 Monthly issues *Primary Iron and Steel*, D.B.S.

TABLE 49.—Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 50.—Data on imports obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

Data on exports obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

TABLE 51.—Sources of data shown in Table 51 are as follows:

- 1945—1948 Data obtained from annual issues of *Summary of Monthly Railway Traffic Reports*, D.B.S.
1949—1953 Data obtained from issues of *Monthly Traffic Report of Railways of Canada*, D.B.S.

This series replaces the data on "Movement by Rail of Building Materials" appearing in *Housing in Canada*, prior to the October, 1950, issue which were based on freight loadings at stations in Canada. Whereas the present series covers only freight unloaded for domestic use, thereby including imports and excluding exports, the former series covered freight loaded at Canadian stations and thereby included exports and excluded imports. The present series more closely reflects the use of materials by the construction industry in Canada.

TABLE 52.—Data compiled by the Economic Research Department, C.M.H.C. from information supplied by courtesy of the Employment and Payrolls Statistics Section, D.B.S.

Data are based on monthly reports from employers with 15 or more employees. The materials covered include: lumber, brick, tile, paints, pigments, varnishes, building blocks, roofing and sheathing paper, prefabricated houses, stoves, heaters, furnaces, iron pipe, sheet metal, wallboards, structural iron and steel fabrication, builders' hardware, glass, gypsum products, asbestos building materials, sanitary ware, mineral wool, sand and gravel.

TABLE 53.—Data obtained by courtesy the Economics and Research Branch, Department of Labour.

The figures are compiled on the basis of information submitted through day to day layoff reports and monthly summary reports made by local offices of the National Employment Service. Layoffs that are occasioned by normal seasonal factors are excluded from the compilation as far as possible. For the most part, reports are not received for layoffs involving less than ten workers or for those of less than two weeks' duration.

The layoffs cover manufacturing industries only, and are classified by their cause into three categories: lack of orders; lack of material; and other. The category "other" to a large extent represents non-economic factors such as flood and fire, but it includes some factors that are at least partly economic such as bankruptcies, strikes, and plant closures for repairs or retooling. The latter factors however do not directly reflect the immediate demand and supply conditions of the businesses concerned. The factors which have an immediate bearing on the supply side (lack of material) and on the demand side (lack of orders) of the businesses concerned are shown separately.

TABLE 54.—Data for 1945 on employment and unemployment in non-agricultural industries and for the Canadian labour force obtained from *Canadian Labour Force Estimates, 1931-1950*, Reference Paper No. 23, 1951, Labour and Prices Division, D.B.S. Data on employment in construction industry for 1945 prepared by the Economic Research Department, C.M.H.C. from estimates of paid-workers in the construction industry as contained in *Canadian Labour Force Estimates 1931-1950*, p. 18.

The data in this table for the period 1946-1950 are based on the results of sample surveys undertaken by D.B.S. on an approximate quarterly basis. Results of these samples are published in periodic issues of *The Labour Force Bulletin*, D.B.S.

The estimates for this period are subject to sampling error. In general the smaller the estimate the larger the relative sampling error. In the case of unemployment estimates in the construction industry, the percentage error is apt to be quite high, and reliance can be placed on these figures only with careful reservations. The coefficient of variation for estimates of employment in the construction industry is estimated at 6 per cent. Roughly this means that there are about two chances out of three that the sampling error will be less than 6 per cent; and about one chance in twenty that it will amount to more than 12 per cent.

The construction industry referred to in Table 57 includes engineering as well as building construction, whereas Table 56 covers the building industry only.

The industry classification used in Table 57 is that contained in the *Standard Industrial Classification Manual*, D.B.S. and has the business of the establishment as a basis whereas the *Occupational* class shown is based on the *Standard Summary of Occupational Classes*, D.B.S. where the basis is the actual job performed. Force account employees

of non-construction firms are classified by occupation as construction workers if they are employed in construction work but are classified by industry according to the industrial classification of the employing firm. Conversely, non-construction employees in construction firms are classified by industry as construction employees but by occupation according to the work performed e.g. clerical, managerial. The Province of Manitoba was excluded from the June Labour Force Survey, 1950, because of flood conditions. To achieve comparability with preceding periods, estimates for Manitoba were made by Labour and Prices Division, D.B.S. and Economic Research Department, C.M.H.C.

TABLE 55.—Data based on a distribution of employed male construction workers by number of hours worked per week, provided by courtesy the Special Surveys Division, D.B.S. The average number of hours worked per week is shown to indicate overall seasonal variations and longer term trends. It is calculated from a frequency distribution, somewhat more detailed than that shown in this table, on the assumption that the mid-point of each class interval is representative of the group falling therein. The averages shown are subject to sampling error and should be interpreted with caution. The total number of hours worked per week represents the product of the average number of hours worked per week and the number of male workers employed in the construction industry.

TABLE 56.—Data represent new series compiled by the Employment Section of the Labour and Prices Division, D.B.S. from reports made by employers with 15 or more employees. Indexes of employment in the building industry for the period 1945-1946 obtained by courtesy the Employment Section of the Labour and Prices Division, D.B.S.; for the period 1947-1950 from *Employment, Payrolls and Average Weekly Earnings, 1947-1950*, 1951, Employment Section of the Labour and Prices Division, D.B.S. and for 1951-1952 from monthly issues of *Employment and Payrolls*, D.B.S. Indexes of employment in the non-agricultural industries for the period 1945-1946 obtained from *Employment, Payrolls and Average Weekly Earnings, 1936-1946, with Index Numbers of Employment, 1921-1938*, 1951, Employment Section of the Labour and Prices Division, D.B.S.; for the period 1947-1950 from *Employment, Payrolls and Average Weekly Earnings, 1947-1950*, 1951, D.B.S. and for 1951-1952 from monthly issues of *Employment and Payrolls*, D.B.S.

Data for the period 1945-1949 obtained from annual issues of *Annual Review of Employment and Payrolls*, Employment Section of the Labour and Prices Division, D.B.S.; monthly data for 1950 from *The Employment Situation*, D.B.S. and for 1951-1952 from monthly issues of *Employment and Payrolls*, D.B.S.

Data on average weekly earnings in the building industry for the period 1945-1946 obtained by courtesy of the Employment Section of the Labour and Prices Division, D.B.S., for the period 1947-1950 from *Employment, Payrolls and Average Weekly Earnings 1947-1950*, and for 1951-1952 from monthly issues of *Employment and Payrolls*, D.B.S.

Data on the aggregate weekly payroll in the building industry are the product of the number of persons employed and the average weekly earnings.

TABLE 57.—Data compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Data are published monthly in *Statistics of Average Hours Worked and Average Hourly Earnings*, D.B.S.

The number of hourly wage-earners comprises workers who are employed by the hour and excludes salaried personnel and other employees whose earnings are not directly dependent on the number of hours worked. Consequently the total number of hourly wage-earners shown in this table is smaller than the number of persons employed as shown in Table 56.

The statistics on hours worked include overtime as well as the hours put in by part-time and casual workers. Hours credited to persons on leave with pay are also included.

The average hourly and weekly earnings shown represent gross earnings before deduction for taxes, unemployment insurance, etc.

TABLE 58.—Data for the period 1945-1950 obtained from *National Accounts, Income and Expenditure, 1926-1950*, 1951, Research and Development Division, D.B.S. Monthly data for 1951-1952 obtained from *Estimates of Labour Income*, D.B.S.

A series on total construction outlay is shown in Table 14 and a comparison of the two series shows trends that are similar but not identical. There are two reasons for

some variation in trend. First, the labour component of construction expenditure does not vary exactly as the other components because of changes in labour output per man hour and different rates of change in wage rates and construction material prices or management and overhead expenses. Second, in the case of labour income estimates a different coverage of the construction industry is made than for estimates of total construction expenditure. Whereas Table 14 is intended to cover all construction expenditures, the estimates in Table 58 do not include: 1) expenditures by unincorporated own account contractors and builders, 2) construction outlay by railway and telephone companies, 3) repair and maintenance construction outlay on force account by non-construction companies, 4) construction outlay by Federal, provincial or municipal governments.

TABLE 59.—Compiled by the Unemployment Insurance Section, Labour and Prices Division, D.B.S., based on weekly reports submitted by local offices of the Unemployment Insurance Commission.

TABLE 60.—Data compiled by the Unemployment Insurance Statistics Section, D.B.S.

A person who has made at least 180 contributions into the Unemployment Insurance Fund, during the two year period immediately preceding a claim for benefits and has made 60 contributions in the year preceding the claim or 45 contributions in the 6 months preceding the claim establishes a benefit year. The series on the number of male workers in the construction industry applying for unemployment insurance benefits is supplementary to data shown in Table 54 and 59.

The chief limitations of the data in Table 60 as an index of unemployment are as follows: (1) coverage is confined to male workers in construction occupations who come under the terms of the Unemployment Insurance Act, 1941; to the end of 1947 these comprise employees on salary who earn less than \$2,400 annually, employees paid by the hour or by the day, and employees paid by the week unless they earn more than \$3,120 annually and apply for exemption from the Act; from January 1, 1948, to June 30, 1950, salaried personnel earning less than \$3,120 have come under the Act and since July 1, 1950, the ceiling of insurability for salaried employees is raised from \$3,120 to \$4,800 a year; there are therefore, a number of construction workers not covered in this tabulation; (2) not all unemployed workers have made 180 days' contribution prior to their period of unemployment; (3) a worker who is unemployed twice during a 12 month period does not as a rule establish a benefit year the second time; (4) the establishment of a benefit year does not give an indication of the duration of unemployment.

TABLE 61.—Data compiled by the Vocational Training Branch, Department of Labour.

TABLE 62.—Data compiled by the Economic Research Department, C.M.H.C., from data supplied by courtesy of the Immigration Branch, Department of Citizenship and Immigration.

TABLE 63.—Data obtained from monthly issues of *The Labour Gazette*, Department of Labour.

TABLE 64.—The composite index of wholesale prices of non-residential materials obtained from July, 1953 issue of *Prices and Price Indexes*, D.B.S. Indexes of wholesale prices of building materials obtained from *Prices and Price Index Numbers of Residential Building Materials*, March 1948, D.B.S. and subsequently from monthly issues of *Prices and Price Indexes*, D.B.S. Indexes are converted from a 1935-1939 to a 1949 base. The composite index residential building material prices is weighted according to the value of each listed group of materials entering into residential construction as estimated in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 60-67. Insofar as possible the price index for each group of materials is based on the component items shown in the above publication, and weighted accordingly. In some cases however, where the specific material components listed in the publication covered a wide variety of individual items, representative material items were chosen and weighted according to total production in Canada.

The purpose of these group indexes is to reflect the *average* movement of prices of building materials having a characteristic use. In interpreting these indexes certain qualifications should be observed before drawing general conclusions from them. First, the price of each building material in a group rises or falls either independently of the

other or possibly in an inter-related fashion depending on the extent of their homogeneity. Changes in prices of each material may also occur at varying rates from another. Consequently a group index provides no information with respect to price changes experienced by a specific building material within a group. Attention is drawn to *Price Index Numbers of Residential Building Materials 1926 to 1948*, Labour and Prices Division, D.B.S., March 1949, which sets out in detail the building materials comprising each group. Secondly, though the indexes are designed, by applying appropriate weighting techniques, to express *national averages* of price changes, they may be modified by regional cost differentials. This problem of regional differentials in housing construction costs is treated at length in Chapters 1 and 2, *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946.

TABLE 65.—Data obtained from the Department of Labour.

Annual indexes for the individual trades other than sheet metal workers obtained by courtesy of the Economics and Research Branch for the years 1939-1952. The intervening monthly indexes for 1952 and 1953 were computed by the Economic Research Department, C.M.H.C., according to methods established by the Department of Labour and based on monthly wage rate schedules in 29 cities supplied by courtesy of the Industrial Relations Branch.

The index for sheet metal workers was calculated by the Economic Research Department, C.M.H.C. on the basis of rates for 15 cities obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1945-1949 and as supplied by courtesy of the Industrial Relations Branch for 1951-1953.

The weights used in calculating the index for all construction workers are based on the pattern of building labour employment in 29 cities as revealed by the 1941 census.

The index for all industries for the years 1939-1949 was obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, and by courtesy of the Economics and Research Branch for April 1952 and 1953. The wage rate index for all industries was converted arithmetically to a 1949 base.

The indexes for all construction workers and all industries include a percentage allowance to cover holiday pay assessments effective in most cities in Canada.

TABLE 66.—Combined index of residential building material wholesale prices and wage rates in the construction trades is based on the composite residential material index shown in Table 64 and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 65. Combined index of non-residential construction material wholesale prices and wage rates in the construction trades is based on the composite non-residential material index shown in Table 64 and the index of wage rates of all construction workers including holiday pay allowances shown in Table 65. The weights for the combined index of residential building material prices and wage rates of construction workers are based on the proportions established in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa 1946, and adjusted to reflect labour and material costs in 1949. In percentage terms materials are weighted 62.5 and the wage rates 37.5. The combined index of non-residential building material prices and wage rates is computed according to weights established by the Prices Section of D.B.S. For the non-residential index materials are weighted 65 and wage rates 35.

Revised index of wholesale prices of all commodities obtained from monthly issues of Prices and Price Indexes, D.B.S. and converted to a 1949 base.

Remaining data obtained from issues of *Prices and Price Indexes*, D.B.S. The rental index is constructed from a matched sample of tenant households. Rent changes on new rental units are recorded from the time such units are taken into the sample. The higher level of rents between old and new dwellings arises first, because they are new, and second because they are freed from control or are subject to different forms of rent control than older dwellings. Only the second factor is equivalent to a price increase because it is not accounted for by the higher quality of new units. Then rental component of the cost of living index did not allow for this price increase factor, whereas the rental component of the consumers' price index does. A survey in June, 1952 conducted by D.B.S. showed that decontrolled apartments were renting for an average of 20 per cent more than identical controlled apartments. This figure was taken as a measure of that portion of the difference in rents between old and new units which is attributable to rent control rather than quality differences and has been applied to new rental accommodation built since the base year 1949.

The Home ownership cost index includes 5 principal expenditures; property taxes, mortgage interest, repairs, replacement and insurance. The home ownership index is combined with the rent index to produce the overall shelter cost index. For weighting methods see *The Consumer Price Index, January, 1949—August, 1952*, Queen's Printer 1952.

TABLE 67.—Data for 1946 and 1947 obtained from *Annual Report, 1947*, C.M.H.C., p. 18. Data for 1948 and 1949 obtained from monthly issues of *Housing Bulletin*, D.B.S. Data for 1950-1952 obtained from monthly issues of *New Residential Construction*, D.B.S.

TABLE 68.—Tabulation based on data obtained by courtesy the Superintendent of Bankruptcy, Department of Justice. The data on bankruptcies in all industries do not correspond exactly with the series published in the D.B.S. quarterly *Commercial Failures*, chiefly because the latter publication includes closures under the Winding Up Act, whereas the series in Table 68 covers the Bankruptcy Act only. There is the additional factor that the D.B.S. series excludes certain assignments and receiving orders under the Bankruptcy Act where the debtor makes a composition of assets and continues in business, whereas all receiving orders and assignments are covered in Table 68.

The series on building materials industry is designed to cover firms engaged in the production of: lumber, wallboard, bricks, flue linings, vitrified sewer pipe, structural tile, drain tile, cement, concrete brick, concrete building blocks, cement drain pipe and culvert tile, warm air furnaces, cast-iron radiators, hot water storage tanks, hot water tank heaters, domestic heating boilers, asphalt shingles, asphalt rolls, tar and asphalt felts, cast-iron soil pipe, sanitary ware, wrought iron pipes, lead pipe water service, structural steel, steel pipe, wire nails and spikes, mineral wool insulation, gypsum wallboard, gypsum lath, gypsum plaster, gypsum block and tile, electrical equipment, and wood fibre insulating board.

The classification of bankruptcies in the construction industry, covers general and trade contractors and small builders classed as "wage earners in the construction trades".

TABLE 69.—Data for period 1945-1946 obtained from *Prices and Price Indexes, December, 1946*, D.B.S.

Data for 1947-1952 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

- (1) Building materials index based on 16 stocks.
- (2) All industrial index based on 74 stocks during 1945-1947, 76 during 1948 and 82 during 1949-1952 and 81 during 1953.
- (3) Data converted from a 1935-1939 to a 1939 base.

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UNIVERSITY OF TORONTO
DEPT. OF POLITICAL ECONOMY

CENTRAL MORTGAGE AND HOUSING CORPORATION
ECONOMIC RESEARCH DEPARTMENT

BAROMETRICS FILE - 74

HOUSING IN CANADA

A FACTUAL SUMMARY

THIRD QUARTER

1953

OTTAWA, CANADA

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FOREWORD

Housing in Canada is published quarterly, designed to provide factual information which will afford as complete and current a picture of the housing situation as possible.

The first issue, published in October, 1946, provided information on an annual basis for the period 1919-1945. In each subsequent issue the established material has been kept up to date on a quarterly basis and new data added. The present issue covers the period 1945 to the third quarter, 1953, providing monthly or quarterly data for 1952 and the more recent period. Each issue is arranged in three parts. The first part comprises a brief factual summary highlighting the results of the statistical material. The second part consists of the tabular material itself and is arranged in eight sections: (1) population trends; (2) house-building activity; (3) publicly-assisted house building; (4) real estate lending; (5) building materials; (6) building labour; (7) building costs; (8) building industry. The third and final part of this report provides sources of the factual material and explanatory notes where interpretation of the series seems appropriate.

Commencing with the April, 1950, issue of *Housing in Canada*, data on Newfoundland were shown separately in Section 9 of Part II. This separation was made partly in the interest of continuity of the tabular material for the rest of Canada and partly because of the immediate scarcity of statistical information for the Province of Newfoundland. Beginning with the second quarter issue, 1951, all statistical series have been revised to include data that are available for the Province of Newfoundland since March 31, 1949, when Newfoundland became part of Canada.

Some of the material incorporated in this report is obtained from original sources with other data submitted by various Federal Government departments, including the Department of Finance, Department of Trade and Commerce, Department of Labour, Department of Veterans' Affairs, Department of Citizenship and Immigration, the Superintendent of Bankruptcy, the Dominion Bureau of Statistics, and the Department of Defence Production. Data are also provided by the Quebec Government through its Farm Credit Bureau.

Housing in Canada concentrates on major trends in the housing field only and provides all available information of substance. As new and improved statistical series become available, they will be incorporated in future issues.

Central Mortgage and Housing Corporation
Economic Research Department

Ottawa, September, 1953.

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PART I
FACTUAL SUMMARY

SECTION 1.—POPULATION TRENDS

(See Tables 1-4)

Canada's population reached 14.8 million at June 1, 1953 according to the annual population estimate of the Dominion Bureau of Statistics. The figure represents an increase of 351,000 from June 1, 1952 and a two year advance of 772,000 from the 1951 Census total of 14.4 million. While below the record years gain of 421,000 from June, 1951 to June, 1952 the past year's increase was greater than for any other comparable post-war period. The June estimate showed an increase for all provinces.

Net family formation in the year ending June 30, totalled 79,200 bringing the number of families at that date to 3.5 million. In the first half of 1953 the rate of net family formation declined, totalling 22,600 as against 30,300 in the same period of 1952. The decline stemmed mainly from a drop in immigration although marriages were also fewer in the second quarter of 1953.

Births numbered 196,000 in the first half of 1953 an increase of 4,400 over births in the same period of 1952.

Immigration

During the first half of 1953 immigration to Canada totalled 78,300, a drop of 20 per cent from immigration in the same period of 1952. The decline occurred mainly in the first quarter when selection was largely restricted to relatives of immigrants already in Canada and to certain of the skilled trades. In the second quarter, immigration at 55,400 equalled the level of immigration in the same quarter of 1952.

Immigrants from the British Isles numbered 24,000 in the first half, slightly above the corresponding 1952 total. Northern European immigrants numbered 32,750, a decline of 15 per cent from the same period of 1952. United States immigrants numbered 4,300 as against 3,900 in the first six months of 1952.

SECTION 2.—HOUSE-BUILDING ACTIVITY

(See Tables 5-15)

The 1953 upswing in new housing construction continued into the eighth consecutive month in August when starts were 15 per cent above the August, 1952 figure and completions were 30 per cent higher. Housing units started in the first eight months of 1953 numbered 69,460 an increase of 30 per cent over starts in the same months of 1952. In the same period 53,760 dwellings were completed, an increase of 31 per cent. At the end of August 71,500 dwellings were under construction, a 27 per cent increase over 56,300 units under construction one year earlier. Indicating a continued high level of house building in September, starts in centres of 5,000 and over numbered 8,300, a 34 per cent increase over starts in the same centres during September, 1952.

Of dwellings completed in the first eight months, 74 per cent were single family dwellings, eight per cent were two family dwellings and 22 per cent were apartments or row housing units. In the corresponding months of 1952, 76 per cent were single family dwellings and 16 per cent were apartment units.

One of the reasons for this trend towards more rental accommodation was the necessity to meet the increasing requirements for such accommodation from people whose work involved moving from one place to another. Also, higher incomes made it possible for a number of families to meet the scale of rentals necessitated by present levels of house-building costs.

In absolute terms the volume of house-building for owner occupancy reached new peaks. The reason for it was strong effective demand, partly because of the continuing high rate of family formation, the large number of births, particularly of first children, and rising personal incomes. The strength in demand for homes for owner occupancy is illustrated by data on completed but unsold dwellings. In June, 1953 only 3 per cent of total completions in major urban areas had remained unsold for more than 3 months, as against 7.4 per cent in June, 1952.

Residential Capital Formation

With the increase in housing completions in the first half of 1953, gross residential capital formation was 35 per cent greater in value than in the first half of 1952, totalling \$179 million. Allowing for residential capital consumption in the form of depreciation and accidental damages, *net* capital formation was placed at \$94.7 million, almost double the figure for the first half of 1952.

The value of land added to residential use in the first half was estimated at \$12.1 million bringing total additions to residential real estate to \$106.8 million.

Residential and Other New Construction

Expenditures on non-residential construction in the first half amounted to one billion dollars, slightly above expenditures in the corresponding period of 1952.

Expenditures on new residential construction totalled \$479.5 million in the first half of 1953, an increase of 40 per cent over the corresponding total in 1952. The total constituted 32 per cent of the value of all types of new construction while in the same period of 1952 residential construction comprised 26 per cent.

SECTION 3.—PUBLICLY-ASSISTED HOUSE-BUILDING

(See Tables 17-35)

In the first half of 1953 housing starts assisted under Federal legislation constituted about one third of the total. During the six month period dwellings started with public financial assistance numbered 14,700 or 32 per cent of total starts. This was the same proportion as in the corresponding period of 1952 when publicly-assisted starts numbered 11,600.

The increase in publicly-assisted house-building was directly related to increased lending under the National Housing Act, (see below). Publicly-initiated housing starts numbered only 600 units, less than one third the number started in the first half of 1952.

Legislation

The Prime Minister announced October 1, 1953 that measures designed to increase and broaden the supply of mortgage money for new housing were to be submitted to Parliament in November. The Government took steps at this time because present sources of mortgage funds appeared insufficient to keep pace with housing needs. The solution was to increase the supply of mortgage money by admitting banks and other lenders to the mortgage field and by making mortgages a more liquid form of investment than had hitherto been the case.

The amendments to the National Housing Act are to empower Central Mortgage and Housing Corporation to insure holders of mortgages of new

residential property against loss on payment of an insurance premium and to enable both chartered banks and other lenders to make insured mortgage loans. The insured mortgage system once in operation is intended to replace the joint loan arrangements presently provided under parts I and II of the National Housing Act. Under the new insurance system the mortgage lender in the event of default may transfer the mortgaged property to Central Mortgage and Housing Corporation in exchange for appropriate consideration. The objective of the new proposals is to make mortgage investment more attractive by reducing risk and by increasing the saleability of mortgages. It is also proposed to make insured mortgages eligible security for Bank of Canada advances to chartered banks in the same way as Government bonds. It is expected that the introduction of an important group of new lenders will make more money available for home mortgages and also that better facilities will become available for mortgage lending in smaller communities.

The National Housing Act, 1944

Lending operations under the National Housing Act in the first eight months of 1953 were considerably above levels in the 1952 period. Loans were approved in the eight month period for the construction of 27,229 dwellings, a 17 per cent increase over approvals in the same months of 1952. The value of loans approved totalled \$196 million an increase of 16 per cent over the value of loan approvals in the first eight months of 1952.

Direct loans by Central Mortgage and Housing Corporation on residential mortgages increased 12 per cent from \$26.5 million in the first eight months of 1952 to \$29.6 million in the 1953 period as operations under the rental insurance plan increased notably (see page 15). During the eight month period corporation loans involved a total of 4,265 dwellings.

The expansion in mortgage lending under the Act arose from strong demand supported by a greater flow of mortgage funds from private lending institutions.

Loans for home-ownership averaged \$8,300 per dwelling compared with \$8,000 in the 1952 period. Loans for rental housing averaged \$7,590 per dwelling as against \$7,275 in the first half of 1952. Estimated costs for all types of dwellings were also higher averaging \$10,788 compared with \$10,194 in the first half of 1952. The increase in costs stemmed mainly from a small advance in building costs, land costs showing little change.

One storey dwellings constituted 52 per cent of dwellings approved through National Housing Act loans as against 44 per cent in the first half of 1952. Apartment and row housing units constituted 27 per cent, the same proportion as in the first half of 1952.

Federal-Provincial Housing and Land Assembly Projects

Housing operations under joint Federal-provincial agreements involved 418 starts and 680 completions during the first half of 1953. At the end of June 930 units were under construction compared with 517 units one year earlier. Expenditures on rental housing projects totalled \$5.3 million in the first half. Since 1950 the Federal-provincial plan has resulted in 2,176 housing starts and 1,246 completions.

Under the land assembly provisions of the Federal-provincial scheme no new projects were approved in the first half of the year although 517 lots were sold or placed under option. Total expenditures on all Federal-provincial projects

totalled \$6.7 million in the half year period compared with \$1.8 million in the same months of 1952.

Veterans' Rental Projects

During the first half of 1953 an additional 358 housing units for veterans were completed by Central Mortgage and Housing Corporation under Federal Municipal Agreement. In the same period 81 veterans' rental units were started leaving 175 units under construction at the end of June as against 364 one year earlier.

Expenditures under the program dropped from \$1.7 million in the first half of 1952 to \$1.5 million in the same period of 1953.

Veterans' Land Act

House-building activity under the Veterans' Land Act increased during the first half of 1953 when 570 housing units were started compared with 369 starts in the corresponding period of 1952. In the same period 846 units were completed and 1,823 units remained under construction at the end of June. Expenditures on new construction under the Act totalled \$3.8 million compared with \$3.1 million in the same period of 1952.

Armed Service Married Quarters

House-building for the armed services by the construction division of Central Mortgage and Housing Corporation resulted in the completion of 1,827 housing units for married personnel during the first half of 1953. In the same period 388 units were started leaving 1,014 under construction at the end of June, about one half the number under construction one year earlier.

Expenditures under the program totalled \$10.5 million in the first half of 1953.

Defence Construction (1951) Limited

An additional 412 dwelling units were completed by Defence Construction (1951) Limited during the first seven months of 1953 bringing to 1,121 the number constructed since 1950. Expenditures by the company on new residential construction totalled \$1.7 million in the seven month period while expenditures on all types of construction totalled \$72.6 million.

Department of National Defence Schools

Since 1949 Central Mortgage and Housing Corporation, on behalf of the Department of National Defence has negotiated agreements with the provincial and municipal authorities for the provision of educational facilities for children at camp sites. The Corporation also supervises the construction of most of the schools resulting from the negotiations.

By the end of June, 1953, contracts had been let for 26 schools and 21 schools had been completed. Expenditures under the plan totalled \$9.1 million.

Canadian Farm Loan Act

The Canadian Farm Loan Board, operating under the Canadian Farm Loan Act, provides mortgage loans to farmers for all productive farm purposes. In the first half of 1953 the board made loans for the construction of 16 new farm houses. In addition 38 loans were made for the alteration and improvement of existing structures. Loans for both purposes totalled \$75,000 during the first half.

Farm Improvement Loans Act, 1944

The Farm Improvement Loans Act provides that under certain conditions guarantees may be granted on medium term farm loans including loans for the construction and improvement of farm homes. During the first half of 1953 guarantees were granted on 295 loans for new farm houses and 627 loans for the alteration and improvement of existing structures. These loans were valued at \$1.2 million of which \$602,000 went for the construction of farm dwellings.

Property Management Operations, Central Mortgage and Housing Corporation

The sales program of munitions workers and veterans' rental units continued to reduce the number of units under the management of Central Mortgage and Housing Corporation. At the end of July, 1953, the number of rental units under management totalled 18,800, a reduction of 3,000 units from one year earlier. The vacancy rate for these units averaged only .2 per cent during the seven month period.

Rental Insurance Plan

Designed to encourage the construction of rental housing projects, the rental insurance plan enables Central Mortgage and Housing Corporation to enter into a contract on completion of construction, to guarantee an annual return of rentals for approved housing projects. The period of guarantee may be up to 30 years but generally the term is 20 years. Construction may be financed privately or failing private financing, may be assisted by direct Corporation loans under The National Housing Act.

From initiation of the plan in July, 1948, until July, 1953, guarantees were made covering 20,642 dwelling units, of which 15,000 were approved through direct National Housing Act loans. Units approved under the plan had an average of 4 rooms, a floor area of 900 square feet and rented for an average of \$75.49 per month. During the first seven months of 1953, 31 projects comprising 2,373 units were approved under the plan as against 2,484 units in the same months of 1952. All of the projects in 1953 were approved with Corporation loans.

The Province of Quebec Farm Credit Bureau

The Quebec Farm Credit Bureau is authorized to pay mortgage interest charges in excess of 3 per cent on approved loans for the construction of dwellings containing one or two units.

In the first half of 1953, the Bureau approved 2,927 applications for interest subsidies covering a total of 3,210 dwellings. The provincial commitment for interest subsidies totalled \$6.6 million.

SECTION 4.—REAL ESTATE LENDING

(See Tables 36-39)

Mortgage lending by lending institutions during the first half of 1953 was heavier than during the same period of 1952. The rise in volume of mortgage lending was most evident in the case of loans for new construction, particularly new residential construction.

In the first six months of 1953 the value of loans approved by lending institutions on all types of property was up 24 per cent from 1952, totalling \$292 million. Of this total, loans for purposes of new construction accounted for 73 per cent as against 66 per cent in the first half of 1952.

Mortgage lending for new residential construction in non-farm areas accounted for 63 per cent of the value of all institutional mortgage loan approvals in the first half compared with 61 per cent in 1952 and 54 per cent in 1951. Loan approvals in this category were valued at \$183 million and covered the construction of 27,600 new dwellings. In the same period of 1952, institutional mortgage loans were approved for the construction of 21,000 dwellings.

A major portion of institutional mortgage loans for new residential construction is under the joint loan provisions of the National Housing Act. During the first half of 1953 joint loans constituted 71 per cent of the value of all institutional mortgage loans on new residential property as against 76 per cent in the corresponding period of 1952. This proportion has varied considerably since 1949 with a high point of 89.6 per cent being reached in 1950. In the second quarter of 1953 the proportion was 78.3 per cent.

Mortgage Registrations and Real Estate Transfers

A high level of real estate activity in the Greater Toronto area was indicated by the volume of new mortgages registered and real estate transfers in the first half of 1953. Mortgage registrations numbered 23,000, an increase of 19 per cent over the same period of 1952 and mortgages discharged rose 9 per cent to 15,600. The increase in mortgage registrations reflects in part a 36 per cent increase in housing starts in the area during the same period.

Real estate transfers in the first six months totalled 23,600, as against 19,800 in the same months of 1952.

SECTION 5.—BUILDING MATERIALS

(See Tables 40-52)

Production of Building Materials

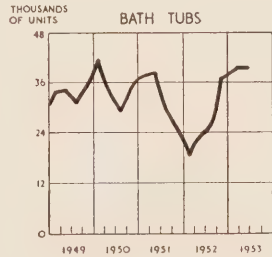
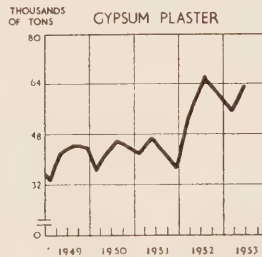
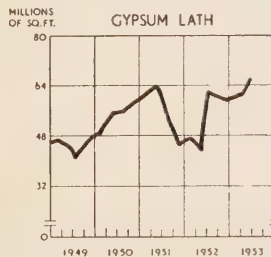
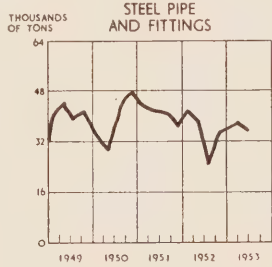
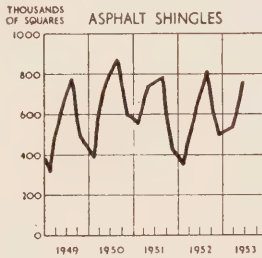
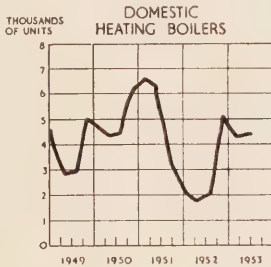
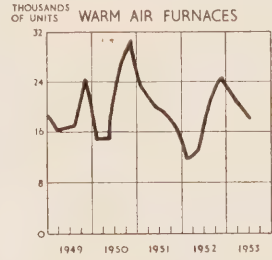
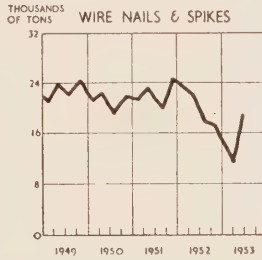
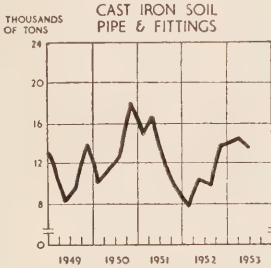
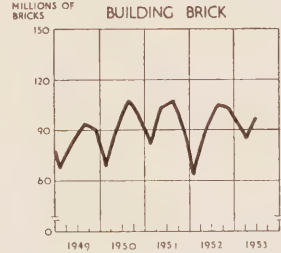
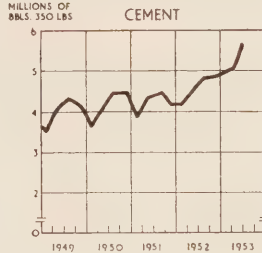
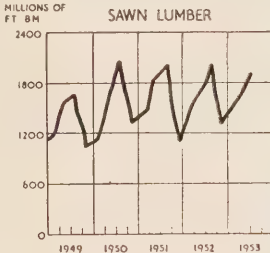
In the first six months of 1953 the output of building materials rose to meet the demands of the total construction program (see page 11). The index of building material production, measuring output of items other than lumber, averaged 106.8 (1949=100) in the six month period as against 96.6 in the same period of 1952. Output of sawn lumber in the period was also higher and the index of lumber production averaged 117.9 compared with 104.5 in the 1952 period. In the month of June the lumber production index rose to 160.5, as against 131.7 in June of 1952.

Of the 29 building materials under review only structural tile was lower in output in the first half of 1953 than in the same period of 1952. As new cement plants came into production, cement output rose to 10.7 million barrels, 23 per cent above production in the first half of 1952. In line with greater cement production, output of concrete blocks and cement pipe and tile rose 33 per cent and 11 per cent respectively. Products in the sanitary ware group showed the most notable increase with bathtub production increasing 84 per cent to 77 thousand units, and production of sinks doubling to 94 thousand units. In the clay products group, production of building brick rose 28 per cent to 193 million brick in the first half while output of flue linings and vitrified sewer pipe increased 48 per cent and 17 per cent to 669 thousand feet and 2.6 million feet respectively. In the plumbing and heating category, warm air furnaces, heating boilers, and cast iron radiators all exceeded 1952 production levels.

— FIGURE 1 —

PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS, CANADA,

QUARTERLY, 1949 - 1953



Supply and Demand for Building Materials

Reflecting a high level of activity in both residential and commercial building operations during the first half of 1953, producers' sales of building products were considerably above sales in the same period of 1952. The index of domestic disappearance, which measures the flow of building materials from manufacturers averaged 105.7 (1949=100) in the first six months of 1953 as against 93.8 in the same months of 1952. Sales of cement were 17 per cent higher in the 1953 period totalling 10.4 million barrels and sales of all products in the sanitary ware group were well above 1952 levels.

Despite a high level of demand, stocks of building materials at the end of June were either at or above stocks on hand at June, 1952. Supplies of gypsum wallboard, gypsum lath, and flue linings were double stocks on hand at June one year earlier.

Non-Seasonal Lay-Offs in the Building Material Industries

As demand for building materials increased in 1953, non-seasonal lay-offs in the building materials industries became fewer.

In the first eight months of 1953 there were 20 non-seasonal lay-offs in the industry involving a total of 850 employees, about one half the number of firms and number of employees involved in lay-offs in the corresponding months of 1952. Of employees laid off in the 1953 period only 145 were employed in firms shut down through lack of material. Workers laid off through lack of orders numbered 432 as against 1,540 in the first eight months of 1952.

Building Materials—Imports and Exports

Domestic supplies of building materials were supplemented by a high volume of building material imports during the first half of 1953. Imports of colourless window glass, our principal building material import, totalled 26.5 million square feet, an increase of 60 per cent over the volume imported in the first half of 1952. In the same period, imports of bathtubs, closets and sinks more than doubled to a value of \$1.1 million. Plumbing and heating equipment was also brought into the country in much larger quantities than in the first half of 1952, particularly in the case of warm air furnaces which numbered 3,000 units as against 705 in the 1952 period.

Lumber products constitute Canada's principal building material export and during the first half of 1953 foreign shipments continued at 1952 levels. Shipments of wood laths which increased 60 per cent was the only notable exception.

Supply of Primary Iron and Steel Products

An announcement by the Minister of Defence Production October 16, 1953 revoked order SD-1 dated January 9, 1952 as amended by order SD-3 dated December 15, 1952 which provided for certification of end use on all purchase orders for steel material. Restrictions on end use imposed by such certification and the necessity to keep records on inventories and stocks of steel material are also removed. The announcement reflects a continued improvement in domestic production.

In the first half of 1953 output of structural steel amounted to 105,000 tons, a 21 per cent increase over production in the same months of 1952. In the same period production of cast iron soil pipe rose 51 per cent to 28 thousand tons. Production of galvanized sheets, steel pipe and wire nails declined from production levels in the corresponding 1952 period.

Imports of iron and steel building materials were lower in the 1953 period with the exception of galvanized sheets, the volume of which rose 50 per cent to 5,100 tons.

Shipments of Primary Iron and Steel

Shipments of primary iron and steel shapes to consuming industries in the first half of 1953 totalled 2.4 million tons, slightly below the volume of shipments in the same period of 1952. The building industry absorbing 202 thousand tons, received 8.4 per cent of total shipments as against 7.4 per cent in the corresponding period of 1952. Shipments to the automotive industry almost doubled in the six month period, totalling 175 thousand tons. Industries in the merchant trade products group and wholesalers also received heavier shipments in the period under review.

SECTION 6.—BUILDING LABOUR

(See Tables 53-62)

Employment and Earnings

A record level of new residential construction together with a high level of commercial and industrial construction resulted in a sizeable increase in employment in the construction industry, in the second quarter of 1953. According to the quarterly Labour Force survey carried out by the Dominion Bureau of Statistics, employment in the construction industry during the week ending June 20 totalled 373,000, an increase of 5 per cent over employment in the industry one year earlier. Total industrial employment rose in the same period to 5.4 million, an increase of about one per cent from May, 1952.

Sample data on the number of hours worked per week indicate that construction workers were putting in a longer work week in the first half of 1953 than in the same period of 1952. The average work week in the construction industry was 41.4 hours compared with 40.3 hours in the first half of 1952. Average weekly earnings in the building industry rose 10 per cent in the year ending June, 1953 to \$65.67 and average hourly earnings rose 10 per cent to \$1.56 per hour.

Reflecting increased weekly wages and a slightly longer work week, construction labour income reached peak levels both for the month of June and for the six months of this year. The total for the month was \$72 million compared with \$68 million in June of 1952. For the half year period the aggregate was \$378 million as against \$318 million for the first six months of 1952. With consumers prices stable the gain in labour income represented a clear gain in real income.

Total labour income showed a corresponding increase advancing 10 per cent to a total of \$5.7 billion in the first half of 1953. Gains were recorded in the half year period in each main industry group except the primary industries. The

increases ranged from almost 19 per cent in construction and 12.5 per cent in manufacturing to 9 per cent in the service industries.

Employment in construction firms with more than 15 employees increased less rapidly than total construction employment. Construction firms in this category reported an increase of 2 per cent in employment to an average of 132,000 workers per month in the first half of 1953. The smaller percentage increase in employment in larger firms is related to the expansion in the residential construction industry where smaller firms are more numerous.

The Labour Market

With a high level of activity in all branches of the construction industry, unemployment was low in June of 1953. Only 16,000 persons were without jobs and seeking work in the construction industry according to the Labour Force Survey at June 20, 1953, a group constituting only $\frac{1}{2}$ of one per cent of the construction labour force. According to the same survey one year earlier 20,000 construction workers were unemployed.

Additional information on unemployed construction workers in urban areas is provided by registrations of unplaced tradesmen at National Employment Service offices. Unplaced construction workers totalled 17,000 in the month of July of 1953, the same number as in July of 1952. In the same month unfilled vacancies, mainly for carpenters and unskilled workers totalled 3,243.

Supply of Construction Workers

Immigration of construction workers was lower in the first half of 1953 than in the same months of 1952 although in the second quarter arrivals approached 1952 levels. In the first six months 3,843 construction workers entered the country compared with 5,200 in the same period of 1952, the drop occurring mostly in the first quarter. Carpenters and electricians made up the largest groups numbering 1,144 and 644 respectively.

The second major source of skilled construction workers, the Federal Provincial Apprenticeship Training Program supplied 518 graduates to the construction industry in the first half of 1953. At the end of June there were 5,736 students in training under the program, an increase of 300 from one year earlier. The largest groups were in the plumbing and electrical trades with 1,741 and 1,686 respectively.

Strikes in the Building and Building Material Industries

The first six months of 1953 were particularly favourable in terms of time lost through strikes in the building industry. Only 7,347 working days were lost through strikes in the first half compared with 188,000 working days in the first half of 1952. Time lost through strikes in the building material industries was negligible involving only 3,300 days in the first six months.

A similar picture existed in other industries as only a small part of Canada's work potential was lost through strikes. Time lost in all industries totalled 210,000 man working days, only 27 per cent of the working days lost in the same period of 1952.

Legislation—The Unemployment Insurance Act, 1940

Of particular interest to construction workers was the extended unemployment coverage for Canadian workers which went into effect August 3, 1953. The new benefits cover persons who become incapacitated after losing their jobs. Formerly persons thrown out of work received insurance benefits only so long as they were available to take on other jobs. If sickness or other disability made them unavailable for work they did not collect.

Under the new amendment to the Unemployment Insurance Act,⁽¹⁾ those becoming incapacitated through illness, injury or quarantine after unemployment starts will continue to receive benefits for as long as they would be qualified to get them if they were capable of working. The amendment makes no change in the rate of benefit nor in the method by which the duration of benefit is established, nor is there any increase in the rate of contributions.

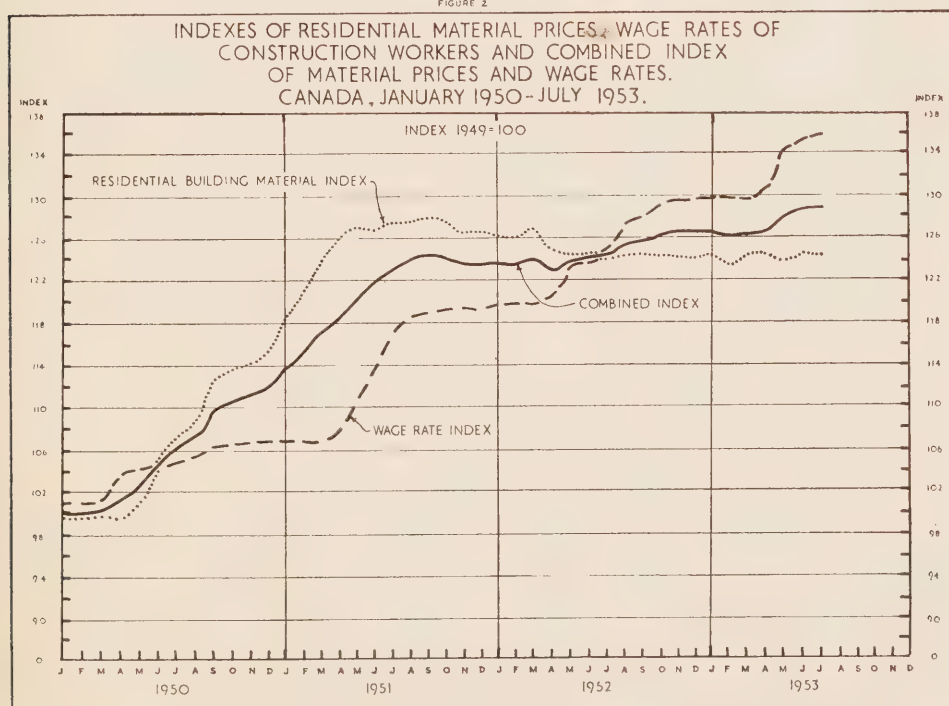
SECTION 7.—BUILDING COSTS (See Tables 63-68)

Building costs, after dropping from January to May rose again in July to equal costs at January, 1953. The rise in construction costs resulted from an advance in construction labour wage rates, building material prices having remained unchanged from January. The July composite index of residential building material prices and construction labour wage rates stood at 128.7 (1949=100) in July as against 126.4 in January and 124.7 in July, 1952.

The effect of higher wage rates on building costs was offset somewhat by a

(1) Chapter 337, 1-2 Elizabeth 11, 1952-53.

FIGURE 2



reduction in the average number of months under construction. This average dropped from 8.4 months in the first half of 1952 to 7.2 months in the first six months of 1953.

Residential Building Material Prices

Notwithstanding a high rate of absorption by the building industry the composite index of residential building material prices remained stable in the first 7 months of 1953. The July composite index stood at 124.5 (1949=100), unchanged from January and the same as at July one year earlier. In the group indexes, the paint and glass price index showed the only major advance since January, rising 4 per cent to 113.5 in July. Prices of brick and stone, and roofing materials also edged up slightly from January but these increases were offset by reductions in the price of electrical and plumbing equipment.

Wage Rates in the Construction Trades

Construction labour wage rates advanced 5 per cent from January to July, 1953 and 9 per cent from July, 1952. The July index of wage rates in the construction industry stood at 135.8 (1949=100), a rise of 6 points from January, 1953. The advance in wage rates applied to all trades but was greatest in the plumbing and electrical trades. Wage rates for plumbers rose 5 per cent from January to 129.4 in July and electricians' wages rose 4 per cent to 134.3.

Shelter Costs, The Consumers' Price Index and General Wholesale Price Index

The consumers' price index rose .3 per cent from July to August, marking the third successive increase subsequent to a six month decline. The fractional rise brought the August index to 115.7 which placed the index at the same level as at January, 1953.

The rent index moved up in August for the eighth successive rise. The August rent index at 126.2 was 2 per cent above the January, 1953 index and 4 per cent above the August, 1952, index. The index of home-ownership costs remained almost stable in the same period and the August index at 121.4 was less than one per cent above the January index. The overall shelter cost index measuring changes in both rents and home-ownership costs was at 124.1 for August, about 1.5 per cent above the January index.

The wholesale price index, measuring price changes in eight major groups of commodities stood at 112.2 at August, 1953, fractionally above the January index but almost one per cent down from one year earlier.

SECTION 8.—BUILDING INDUSTRY

(See Tables 67-68)

Bankruptcies in the Construction and Building Material Industries and in all Industries

Data on bankruptcies reflect stronger demand conditions in the construction industry in 1953. There were 69 construction firms which failed in the first half of 1953 as compared with 82 firms in the same period of 1952. In the building material industries only 13 failures were reported as against 23 in the 1952 period. Defaulted liabilities per firm were higher however, averaging \$26,000 in construction firms and \$47,000 in the building material industries, as compared with \$20,000 and \$35,000 respectively in the 1952 period.

Bankruptcies in all industries were also fewer, numbering 715 compared with 825 in the first half of 1953. Here again, however, average defaulted liabilities were higher, averaging \$20,000 as against \$14,000 in the 1952 period.

Common Stock Prices

Strengthened by increased sales volume and good market prospects, the index of stock prices of 16 building materials maintained its level in 1953. In the first seven months the index averaged 288.4 (1939=100) as against 285.3 in the same period of 1952.

In contrast the Common Stock price index of 82 industrial companies followed the general market trend and averaged some 19 per cent lower in the first seven months of 1953 than in the comparable 1952 period.



PART II
TABULAR MATERIAL*

*Sources of tables shown in Part II together with explanatory notes will be found in Part III.

SECTION 1
POPULATION TRENDS
TABLE 1.—NET FAMILY FORMATION AND NUMBER OF FAMILIES,
CANADA, 1945 — JUNE, 1953.
(In Thousands)

Period	Marriages	Deaths to Married Persons	Divorces ⁽¹⁾	Net Migration of Married Females	Net Family Formation ⁽²⁾	Number of Families ⁽³⁾
1945	108.0	48.6	5.1	— 3.6	50.3	2,786.3
1946	134.1	48.6	7.7	27.1	103.9	2,890.2
1947	127.3	49.9	8.2	3.3	71.8	2,962.0
1948	123.3	51.5	6.9	15.1	79.3	3,041.3
1949	123.9	53.0	5.9	9.8	74.1	3,188.6
1950	124.8	53.9	5.2	5.7	70.7	3,259.3
1951						
1st Quarter	16.7	15.4	—	3.0	3.0	3,262.3
2nd Quarter	36.0	13.0	—	8.1	29.5	3,291.8
3rd Quarter	45.2	12.7	—	6.5	37.7	3,329.5
4th Quarter	30.3	13.8	—	9.5	24.7	3,354.2
Total, 1951	128.2	54.9	5.2	27.1	94.9	—
1952						
1st Quarter	16.6	13.9	—	5.0	6.3	3,360.5
2nd Quarter	30.7	13.0	—	7.7	24.0	3,384.1
3rd Quarter	45.9	13.9	—	4.0	34.6	3,419.1
4th Quarter	34.0	13.5	—	2.9	22.0	3,441.1
Total, 1952	127.2	54.3	5.6	19.6	86.9	—
1953						
1st Quarter	17.3	14.1	—	1.5	3.3	3,444.4
2nd Quarter	29.5	13.5	—	4.7	19.3	3,463.7

(1) Quarterly data not available.

(2) Adjusted prior to June, 1951 to agree with 1951 census. Quarterly data include an allowance for divorces

(3) As at end of period (see p. 107).

TABLE 2.—NUMBER OF BIRTHS, DEATHS, MARRIAGES, DIVORCES, IMMIGRATION AND TOTAL POPULATION,
CANADA, (1) 1945 — JUNE, 1953.

Period	Births	Deaths	Marriages	Divorces ⁽²⁾	Immigration	Population ⁽²⁾ (000)
1945.....	288,730	113,414	108,031	5,076	22,722	12,055
1946.....	330,732	114,931	134,088	7,683	71,719	12,268
1947.....	359,094	117,725	127,311	8,199	64,127	12,527
1948.....	347,307	119,384	123,314	6,881	125,414	12,799
1949.....	366,139	124,047	123,877	5,934	95,217	13,423
1950.....	371,071	123,789	124,845	5,208	73,912	13,688
1951.....	380,101	125,454	128,230	5,163	194,391	13,984
1952 ⁽³⁾						
1st Quarter.....	90,421	30,926	16,641	—	42,743	14,219
2nd Quarter.....	101,537	31,173	30,708	—	55,314	14,405
3rd Quarter.....	103,707	30,587	45,859	—	37,239	14,509
4th Quarter.....	99,359	31,770	34,030	—	29,202	14,599
Total, 1952.....	395,024	124,456	127,238	5,562	164,498	—
1953 ⁽³⁾						
January.....	32,897	11,500	5,722		5,627	
February.....	27,878	10,388	6,325		5,242	
March.....	32,684	11,188	5,284		12,068	
1st Quarter.....	93,459	33,076	17,331	—	22,937	14,667
April.....	31,899	10,660	7,672		16,118	
May.....	34,700	11,312	9,905		20,905	
June.....	36,246	10,291	11,873		18,376	
2nd Quarter.....	102,845	32,263	29,450	—	55,399	14,781

(1) Excluding Yukon and Northwest Territories throughout and Newfoundland for the period 1945-1948.

(2) Monthly data not available.

(3) Preliminary.

TABLE 3.—NUMBER OF BIRTHS BY SEQUENCE OF ARRIVAL,
CANADA, 1945 — JUNE, 1953.

Period	Sequence of Child								
	First		Second		Third		Fourth and Over		Total ⁽¹⁾
	Number	Per cent of Total	Number	Per cent of Total	Number	Per cent of Total	Number	Per cent of Total	Number
1945	79,688	28.9	67,037	24.3	42,406	15.4	86,662	31.4	275,793
1946	98,310	31.0	78,758	24.8	48,185	15.2	91,884	29.0	317,137
1947	113,536	33.0	85,651	24.9	51,730	15.0	93,639	27.1	344,556
1948	98,452	29.6	86,366	26.0	52,938	15.9	94,626	28.5	332,382
1949	97,836	27.8	93,633	26.6	58,848	16.7	101,426	28.9	351,743
1950	96,139	26.9	93,884	26.2	62,142	17.4	105,698	29.5	357,864
1951									
1st Quarter	23,509	26.7	22,705	25.8	15,490	17.6	26,275	29.9	87,979
2nd Quarter	26,005	26.7	25,116	25.8	17,137	17.6	29,066	29.9	97,324
3rd Quarter	25,395	26.7	24,526	25.8	16,734	17.6	28,383	29.9	95,038
4th Quarter	22,795	26.7	22,016	25.8	15,021	17.6	25,479	29.9	85,311
Total, 1951	97,704	26.7	94,363	25.8	64,382	17.6	109,203	29.9	365,652
1952 ⁽²⁾									
1st Quarter	23,243	26.7	22,448	25.8	15,315	17.6	25,977	29.9	86,983
2nd Quarter	26,099	26.7	25,208	25.8	17,198	17.6	29,172	29.9	97,677
3rd Quarter	26,657	26.7	25,747	23.8	17,566	17.6	29,795	29.9	99,765
4th Quarter	25,646	26.7	24,771	25.8	16,900	17.6	28,665	29.9	95,982
Total, 1952	101,645	26.7	98,174	25.8	66,979	17.6	113,609	29.9	380,407
1953 ⁽²⁾									
1st Quarter	24,024	26.7	23,202	25.8	15,829	17.6	26,851	29.9	89,906
2nd Quarter	26,271	26.7	25,386	25.8	17,318	17.6	29,430	29.9	98,935

(1) For difference between data shown on Table 3 and those shown in Table 2 see p. 107.

(2) Preliminary.

TABLE 4.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP,
1945—JUNE, 1953.

Period	Males			Females			20 Years and Over			Under 20 Years			Total
			Sub-total			Sub-total			Sub-total			Sub-total	
	Married	Single		Married	Single		Male	Female		Male	Female		
1945	2,695	5,006	7,701	9,470	5,551	15,021	4,015	10,541	14,556	3,686	4,480	8,166	22,722
1946	6,694	13,789 ⁽¹⁾	20,483 ⁽¹⁾	36,457	14,779	51,326	9,678	37,145	46,823	10,805	14,091	24,896	71,719
1947	13,799	19,636	33,435	13,162	17,530	30,692	26,655	26,467	50,122	6,780	7,225	14,005	64,127
1948	25,837	41,253	67,090	24,595	33,730	58,324	50,882	42,851	93,733	16,208	15,475	31,681	125,414
1949	20,600	30,562 ⁽¹⁾	51,162	20,411	23,644 ⁽¹⁾	44,055	37,193	31,268	68,461	13,969	12,787	26,756	95,217
1950	16,042	24,945	40,987	15,230	17,695	32,925	29,022	23,105	52,127	11,965	9,820	21,785	73,912
1951	48,046	72,120	120,166	37,028	37,197	74,225	90,618	51,031	141,649	29,548	23,194	52,742	194,391
1952													
1st Quarter	10,504	14,820	25,324	8,617	8,802	17,419	19,088	12,193	31,281	6,236	5,226	11,462	42,743
2nd Quarter	13,069	19,046	32,115	11,290	11,909	23,199	23,241	15,587	38,828	8,874	7,612	16,486	55,314
3rd Quarter	7,177	12,171	19,348	8,244	9,647	17,891	12,791	12,272	25,063	6,557	5,619	12,176	37,239
4th Quarter	4,691	8,371	13,062	7,134	9,006	16,140	7,852	11,246	19,098	5,210	4,894	10,104	29,202
Total, 1952	35,441	54,408	89,849	35,285	39,364	74,649	62,972	51,298	114,270	26,877	23,351	50,228	164,498
1953													
January	1,040	1,550	2,590	1,351	686	2,037	1,728	1,189	2,917	862	818	1,710	4,627 ⁽¹⁾
February	962	1,607	2,569	1,176	1,495	2,671	1,710	1,895	3,605	859	776	1,635	5,240 ⁽¹⁾
March	2,584	4,011	6,595	2,450	3,023	5,473	4,693	3,785	8,478	1,902	1,688	3,590	12,068
1st Quarter	4,586	7,168	11,754	4,977	5,204	10,181	8,131	6,869	15,000	3,623	3,312	6,935	21,935 ⁽¹⁾
April	3,653	5,603	9,256	3,097	3,765	6,862	6,742	4,626	11,368	2,514	2,236	4,750	16,118
May	4,670	7,205	11,875	4,142	4,888	9,030	8,483	6,070	14,553	3,392	2,960	6,352	20,905
June	3,930	6,340	10,270	3,752	4,354	8,106	7,171	5,363	12,534	3,099	2,743	5,842	18,376
2nd Quarter	12,253	19,148	31,401	10,991	13,007	23,998	22,396	16,059	38,455	9,005	7,939	16,944	55,399

(1) Revised.

SECTION 2
HOUSE-BUILDING ACTIVITY

TABLE 5.—NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND
UNDER CONSTRUCTION, CANADA,⁽¹⁾ 1945 — AUGUST, 1953.

Type of Unit and Period	Starts	Completions	Under Construction (At End of Period) ⁽²⁾
<i>Dwellings in New Structures and Conversions⁽³⁾</i>			
1945	— ⁽⁴⁾	48,470	— ⁽⁴⁾
1946	— ⁽⁴⁾	67,194	— ⁽⁴⁾
1947	81,276	79,231	— ⁽⁴⁾
1948	95,340	81,243	— ⁽⁴⁾
1949	93,931	91,655	— ⁽⁴⁾
1950	95,270	91,754	— ⁽⁴⁾
1951	72,079	84,810	— ⁽⁴⁾
1952	86,461	76,302	— ⁽⁴⁾
<i>Dwellings in New Structures</i>			
1945	— ⁽⁴⁾	42,488	— ⁽⁴⁾
1946	— ⁽⁴⁾	60,454	40,170
1947	74,263	72,218	42,215
1948	90,194	76,097	56,456
1949	90,509	88,233	59,503
1950	92,531	89,015	59,443
1951	68,579	81,310	47,488
1952			
1st Quarter	7,268	13,066	37,259
2nd Quarter	28,023	15,274	50,285
3rd Quarter	26,749	18,445	59,113
4th Quarter	21,206	26,302	55,689
Total, 1952	83,246	73,087	—
1953			
January	3,573	6,101	53,016
February	2,789	6,161	49,737
March	5,568	6,130	49,232
1st Quarter	11,930	18,392	—
April	9,902	6,325	52,626
May	13,606	8,099	58,143
June	11,308	6,675	62,791
2nd Quarter	34,816	21,099	—
July	11,834	6,828	68,216
August	10,883	7,445	71,522

- (1) Excluding Yukon and Northwest Territories for the whole period and Newfoundland for the period 1945-48.
(2) Total starts less completions do not equal the number of units under construction because of adjustments (see p. 105).
(3) Estimated.
(4) Not available.

TABLE 6.—DWELLINGS STARTED AND COMPLETED IN NEW STRUCTURES, ACTUAL AND SEASONALLY ADJUSTED ANNUAL RATES, BY QUARTER, CANADA, ⁽¹⁾ 1948 — JUNE, 1953.

Period	Actual		Annual Rates Seasonally Adjusted	
	Starts	Completions	Starts	Completions
1948				
1st Quarter.....	6,678	11,569	60,521	56,916
2nd Quarter.....	33,090	18,959	89,231	82,099
3rd Quarter.....	31,348	19,710	99,086	76,652
4th Quarter.....	19,078	25,859	91,722	83,015
Total, 1948.....	90,194	76,097	—	—
1949				
1st Quarter.....	8,490	17,983	84,040	95,015
2nd Quarter.....	32,158	21,964	86,742	95,447
3rd Quarter.....	27,972	23,517	89,037	92,380
4th Quarter.....	21,889	24,731	104,476	79,856
Total, 1949.....	90,509	88,195	—	—
1950				
1st Quarter.....	9,015	17,873	88,881	88,525
2nd Quarter.....	33,134	18,095	88,826	78,667
3rd Quarter.....	29,796	23,463	94,270	92,023
4th Quarter.....	20,586	29,584	97,051	95,189
Total, 1950.....	92,531	89,015	—	—
1951				
1st Quarter.....	9,801	19,521	92,998	95,089
2nd Quarter.....	28,664	19,173	77,753	82,288
3rd Quarter.....	19,122	19,111	60,897	75,213
4th Quarter.....	10,992	23,505	51,669	76,262
Total, 1951.....	68,579	81,310	—	—
1952				
1st Quarter.....	7,268	13,066	69,033	64,059
2nd Quarter.....	28,023	15,274	75,654	65,979
3rd Quarter.....	26,749	23,376	84,932	92,320
4th Quarter.....	21,206	21,371	99,212	68,374
Total, 1952.....	83,246	73,087	—	—
1953				
1st Quarter.....	11,930	18,392	118,042	91,207
2nd Quarter.....	34,816	21,099	94,406	91,333

(1) Including Newfoundland from 1949.

TABLE 7.—NUMBER OF NEW PERMANENT DWELLINGS STARTED BY URBAN AND RURAL AREAS,
CANADA, 1947 — SEPTEMBER, 1953.

Period	Urban			Rural			Total Non-farm
	5,000 Population and Over	Under 5,000	Sub-total	Non-farm	Farm	Sub-total	
1947	45,824	13,586	59,410	12,628	2,225	14,853	72,038
1948	57,671	12,026	69,697	15,687	4,810	20,497	85,384
1949	58,370	9,743	68,113	17,565	4,831	22,396	85,678
1950	68,599	7,292	75,891	12,618	4,022	16,640	88,509
1951	47,374	5,532	52,906	11,572	4,101	15,673	64,478
1952							
1st Quarter	6,224	264	6,488	614	166	780	7,102
2nd Quarter	21,288	1,560	22,848	3,093	2,082	5,175	25,941
3rd Quarter	19,959	1,547	21,506	3,646	1,597	5,243	25,152
4th Quarter	15,972	1,427	17,399	2,785	1,022	3,807	20,184
Total, 1952	63,443	4,798	68,241	10,138	4,867	15,005	78,379
1953							
January	2,689	28	2,717	674	182	856	3,391
February	2,688	20	2,708	81	0	81	2,789
March	4,998	136	5,134	367	67	434	5,501
1st Quarter	10,375	184	10,559	1,122	249	1,371	11,681
April	8,817	316	9,133	641	128	769	9,774
May	9,104	892	9,996	3,057	553	3,610	13,053
June	9,239	665	9,904	1,145	259	1,404	11,049
2nd Quarter	27,160	1,873	29,033	4,843	940	5,783	33,876
July	8,665	840	9,505	1,996	333	2,329	11,501
August	7,353	767	8,120	2,185	578	2,763	10,305
September	8,295	—(1)	—(1)	—(1)	—(1)	—(1)	—(1)

(1) Not yet available.

TABLE 8.— NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY URBAN AND RURAL AREAS,
CANADA, 1947 — SEPTEMBER, 1953.

Period	Urban			Rural			Total Non-farm
	5,000 Population and Over	Under 5,000	Sub-total	Non-farm	Farm	Sub-total	
1947	44,452	7,304	51,756	16,091	4,371	20,462	67,847
1948	48,006	10,029	58,035	14,204	3,858	18,062	72,239
1949	60,262	8,611	68,873	14,133	5,227	19,360	83,006
1950	62,847	7,675	70,522	14,448	4,045	18,493	84,970
1951	61,167	4,220	65,387	12,254	3,669	15,923	77,641
1952							
1st Quarter	10,928	562	11,490	1,363	213	1,576	12,853
2nd Quarter	11,658	981	12,639	2,409	226	2,635	15,048
3rd Quarter	12,260	1,554	13,814	1,788	2,843	4,631	15,602
4th Quarter	19,500	1,475	20,975	4,063	1,264	5,327	25,038
Total, 1952	54,346	4,572	58,918	9,623	4,546	14,169	68,541
1953							
January	4,642	602	5,244	567	290	857	5,811
February	4,878	345	5,223	862	76	938	6,085
March	4,896	267	5,163	787	180	967	5,950
1st Quarter	14,416	1,214	15,630	2,216	546	2,762	17,846
April	5,014	153	5,167	1,023	135	1,158	6,190
May	5,718	345	6,063	1,697	339	2,036	7,760
June	5,636	297	5,933	520	222	742	6,453
2nd Quarter	16,368	795	17,163	3,240	696	3,936	20,403
July	5,248	137	5,385	1,233	210	1,443	6,618
August	5,625	483	6,108	935	402	1,337	7,043
September	6,572	—(1)	—(1)	—(1)	—(1)	—(1)	—(1)

(1) Not yet available.

TABLE 9.— NUMBER OF NEW PERMANENT DWELLINGS COMPLETED,
BY TYPE OF UNIT, CANADA, 1947 — AUGUST, 1953.

Period	One Family	Two Family	Row Houses	Apart- ments	Total
1947	58,778	5,310	608	7,522	72,218
1948	61,787	4,560	1,607	8,143	76,097
1949	68,966	7,309	485	11,473	88,233
1950	68,685	7,376	145	12,809	89,015
1951	60,366	7,568	585	12,791	81,310
1952					
1st Quarter	10,034	954	0	2,078	13,066
2nd Quarter	11,395	1,294	6	2,579	15,274
3rd Quarter	14,215	1,382	23	2,825	18,445
4th Quarter	20,323	1,684	70	4,225	26,302
Total, 1952	55,967	5,314	99	11,707	73,087
1953					
January	4,703	348	25	1,025	6,101
February	4,466	288	0	1,407	6,161
March	4,329	396	0	1,405	6,130
1st Quarter	13,498	1,032	25	3,837	18,392
April	4,482	320	78	1,445	6,325
May	4,937	1,152	21	1,989	8,099
June	4,273	726	0	1,676	6,675
2nd Quarter	13,692	2,198	99	5,110	21,099
July	5,159	406	104	1,159	6,828
August	5,493	560	3	1,389	7,445

TABLE 10.— DISTRIBUTION OF NEW COMPLETED DWELLINGS UNSOLD, BY NUMBER OF MONTHS UNSOLD
AND AVERAGE NUMBER OF MONTHS UNSOLD, METROPOLITAN AREAS AND OTHER MAJOR CITIES,
CANADA, 1950 — JUNE, 1953.

Period	Number of Months Unsold						Total Number of New Completed Dwellings Unsold	Completed Unsold Dwellings of 3 months or less as a Percentage of Total Completions ⁽¹⁾	Avera Numb of Mont Unsol
	1-3		4-6		7 and Over				
	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent			
1950	286	64	97	22	64	14	447	2.6	3.7
1951	336	84	44	11	22	5	402	3.1	2.8
1952									
January	983	80	214	17	27	3	1,224	9.8	2.7
February	936	63	492	34	36	3	1,464	11.3	3.2
March	879	66	391	29	63	5	1,333	11.7	3.3
April	759	67	261	23	119	10	1,239	9.8	3.4
May	630	54	365	31	163	15	1,158	8.2	3.6
June	592	53	387	34	158	13	1,137	7.4	3.9
July	515	49	336	32	205	19	1,056	6.9	4.2
August	526	50	254	24	277	26	1,057	6.6	4.2
September	523	53	190	19	269	28	982	6.5	4.3
October	460	55	141	17	238	28	839	4.7	4.6
November	453	56	108	13	257	31	818	4.1	4.7
December	454	69	84	13	119	18	654	3.8	3.5
Annual Average	642	60	269	25	161	15	1,072	7.3	3.8
1953									
January	367	82	54	12	27	6	448	3.4	2.4
February	399	71	71	13	89	16	559	4.4	3.3
March	268	59	117	25	72	16	457	3.2	4.0
April	260	55	140	30	72	15	472	3.2	3.9
May	321	67	111	23	46	10	478	2.7	3.3
June	295	70	67	16	58	14	420	3.0	3.2

(1) Refers to completions of single family dwellings in preceding 3 months in areas under review.

TABLE 11.—GROSS AND NET RESIDENTIAL CAPITAL FORMATION, CANADA, 1945 — JUNE, 1953.
(Millions of Dollars)

Period	Gross Capital Formation				Capital Consumption			Net Capital Formation	Net Value of Land Added To Residential Use	Net Additions To Residential Real Estate
	New Construction	Major Improvements and Alterations	Supplementary Costs	Total	Depreciation	Accidental Damages	Total			
1945	268.7	16.9	5.7	291.3	194.4	5.9	200.3	91.0	17.6	108.6
1946	390.2	21.8	8.1	420.1	210.6	6.0	216.6	203.5	26.5	230.0
1947	506.1	33.6	10.5	550.2	241.1	5.6	246.7	303.5	35.0	338.5
1948	628.7	39.0	13.2	680.9	285.5	6.8	292.3	388.6	40.9	429.5
1949	726.8	48.2	16.3	791.3	313.2	7.8	321.0	470.3	49.6	519.9
1950	782.7	60.6	17.8	861.1	340.5	8.7	349.2	511.9	51.8	563.7
1951										
1st Quarter	158.8	14.5	3.5	176.8	100.8	2.7	103.5	73.3	8.9	82.2
2nd Quarter	212.3	19.4	4.9	236.6	102.9	2.8	105.7	130.9	15.9	146.8
3rd Quarter	200.3	18.3	4.6	223.2	104.5	2.9	107.4	115.8	14.0	129.8
4th Quarter	181.4	16.6	4.1	202.1	105.0	2.9	107.9	94.2	11.4	105.6
Total, 1951	752.8	68.8	17.1	838.7	413.2	11.3	424.5	414.2	50.2	464.4
1952										
1st Quarter	124.7	10.2	2.8	137.7	106.8	2.7	109.5	28.5	3.7	31.9
2nd Quarter	192.0	15.2	4.3	211.5	108.3	2.7	111.0	100.5	13.0	113.5
3rd Quarter	218.8	17.2	4.9	240.9	109.4	2.8	112.2	128.7	16.6	145.3
4th Quarter	229.5	18.0	5.3	252.8	110.0	2.9	112.9	139.9	18.1	158.0
Total, 1952	765.0	60.6	17.3	842.9	434.5	11.1	445.6	397.6 ⁽¹⁾	51.4	448.7
1953										
1st Quarter	185.3	15.2	4.4	204.9	111.0	2.7	113.7	91.2	12.0	103.2
2nd Quarter	258.5	20.5	6.3	285.3	113.0	2.7	115.7	169.6	21.9	191.5

(1) Revised.

TABLE 12.—GROSS AND NET RESIDENTIAL CAPITAL FORMATION VALUED IN 1939 DOLLARS, CANADA, 1945 — JUNE, 1953.
(Millions of Dollars)

Period	Gross Capital Formation				Capital Consumption			Net Value of Land Added To Residential Use	Net Additions To Residential Real Estate
	New Construction	Major Improvements and Alterations	Supplementary Costs	Total	Depreciation	Accidental Damages	Total		
1945	179.1	11.3	3.8	194.2	127.3	3.9	131.2	11.7	74.7
1946	242.6	13.5	5.1	261.2	129.2	3.7	132.9	16.5	144.8
1947	281.2	17.7	5.7	304.6	129.3	2.9	132.2	19.5	191.9
1948	309.5	25.3	6.8	341.6	136.9	4.6	141.5	20.1	220.2
1949	334.3	26.3	7.5	368.1	146.2	3.8	150.0	23.1	241.2
1950	337.7	29.4	7.7	374.8	151.6	5.5	157.1	22.8	240.5
1951									
1st Quarter	63.9	5.8	1.4	71.1	38.7	1.0	39.7	3.8	35.2
2nd Quarter	81.9	7.4	1.9	91.2	38.8	1.0	39.8	6.2	57.6
3rd Quarter	75.2	6.9	1.8	83.9	39.2	1.1	40.3	5.2	48.8
4th Quarter	68.3	6.1	1.5	75.9	39.3	1.1	40.4	4.2	39.7
Total, 1951	289.3	26.2	6.6	322.1	156.0	4.2	160.2	19.4	181.3
1952									
1st Quarter	46.4	3.8	.9	51.1	39.9	1.0	40.9	1.3	11.5
2nd Quarter	71.6	5.7	1.6	78.9	40.4	1.0	41.4	4.8	42.3
3rd Quarter	81.5	6.5	1.8	89.8	40.9	1.0	41.9	6.1	54.0
4th Quarter	85.3	6.7	2.1	94.1	41.0	1.1	42.1	6.6	58.6
Total, 1952	284.8	22.7	6.4	313.9	162.2	4.1	166.3	18.8	166.4
1953									
1st Quarter	67.7	5.5	1.6	74.8 ⁽¹⁾	40.7	1.0	41.7	4.2	37.3
2nd Quarter	94.1	7.5	2.4	104.0	41.4	1.0	42.4	7.9	69.5

(1) Revised.

TABLE 13.—EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE, RESIDENTIAL AND OTHER CONSTRUCTION, AND GROSS NATIONAL EXPENDITURE, CANADA, 1945 — JUNE, 1953.
(Millions of Dollars)

Period	New Construction			Repair and Maintenance			Total		Gross National Expenditure
	Housing	Other	Sub-total	Housing	Other	Sub-total	Housing	Other	
1945.....	285.6	421.0	706.6	96.3	401.7	498.0	381.9	822.7	1,204.6
1946.....	412.0	661.7	1,073.7	105.3	427.7	533.0	517.3	1,089.4	1,606.7
1947.....	539.7	884.0	1,423.7	130.8	461.2	592.0	670.5	1,345.2	2,015.7
1948.....	667.7	1,208.4	1,876.1	161.9	532.1	694.0	829.6	1,740.5	2,570.1
1949.....	775.0	1,348.7	2,123.7	176.0	555.8	731.8	951.2	1,904.5	2,855.7
1950.....	843.3	1,520.4	2,363.7	191.0	575.0	766.0	1,034.3	2,095.4	3,129.7
1951									
1st Quarter.....	173.3	317.5	490.8	40.9	101.2	142.1	214.2	418.7	632.9
2nd Quarter.....	231.7	467.6	699.3	48.9	178.5	227.4	280.6	646.1	926.7
3rd Quarter.....	218.6	582.5	801.1	67.2	222.7	289.9	285.8	805.2	1,091.0
4th Quarter.....	198.0	546.4	744.4	64.0	202.6	266.6	262.0	749.0	1,011.0
Total, 1951.....	821.6	1,914.0	2,735.6	221.0	705.0	926.0	1,042.6	2,619.0	3,661.6
1952									
1st Quarter.....	134.9	406.0	540.9	49.9	106.6	156.5	184.8	512.6	697.4
2nd Quarter.....	207.2	571.9	779.1	50.4	178.7	229.1	257.6	750.6	1,008.2
3rd Quarter.....	236.0	690.0	926.0	51.1	218.4	269.5	287.1	908.4	1,195.5
4th Quarter.....	247.5	639.1	886.6	51.8	195.9	247.7	299.3	835.0	1,134.3
Total, 1952.....	825.6	2,307.0	3,132.6	203.2	699.6	902.8	1,028.8	3,006.6	4,035.4
1953									
1st Quarter.....	200.5	422.6 ⁽²⁾	623.1 ⁽²⁾	52.7	110.5 ⁽²⁾	163.2 ⁽²⁾	253.2	533.1 ⁽²⁾	786.3 ⁽²⁾
2nd Quarter	279.0	579.5	858.5	51.6	181.1	232.7	330.6	760.6	1,091.2

(1) Preliminary.
(2) Revised.

TABLE 14.— NEW RESIDENTIAL CONSTRUCTION,
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945 — JUNE, 1953.

Period	Value of Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Dwellings		
	New Construction	Additions, Alterations and Repairs	Total	Apartments and Flats	All Other Dwellings	Total
1945	105.5	12.4	117.9	4,918	23,645	28,563
1946	182.7	18.0	200.7	6,274	39,023	45,297
1947	161.9	16.0	177.9	3,967	33,250	37,217
1948	276.2	23.1	299.3	6,473	44,838	51,311
1949	328.4	26.3	354.7	9,895	45,395	55,290
1950	388.5	34.4	422.9	11,310	48,963	60,273
1951						
1st Quarter	61.6	4.6	66.2	1,618	7,107	8,725
2nd Quarter	122.2	11.8	134.0	2,609	14,633	17,242
3rd Quarter	73.5	10.1	83.6	1,874	8,913	10,787
4th Quarter	49.3	6.4	55.7	1,368	6,282	7,650
Total, 1951	306.6	32.9	339.5	7,469	36,935	44,404
1952						
1st Quarter	45.7	4.2	49.9	1,499	5,133	6,632
2nd Quarter	148.0	11.8	159.8	4,889	15,932	20,821
3rd Quarter	115.3	11.3	126.6	3,573	13,150	16,723
4th Quarter	95.3	8.0	103.3	3,747	9,252	12,999
Total, 1952	404.3	35.3	439.6	13,708	43,467	57,175
1953						
January	14.4	1.6	16.0	679	1,399	2,078
February	20.2 ⁽¹⁾	2.1	22.3 ⁽¹⁾	1,006	2,132	3,138
March	46.0 ⁽¹⁾	3.1	49.1 ⁽¹⁾	1,916	4,306	6,222
1st Quarter	80.6	6.8	87.4	3,601	7,837	11,438
April	68.1	4.2	72.3	2,111	6,725	8,836
May	61.6	4.7	66.3	2,212	6,361	8,573
June	61.7	4.5	66.2	2,297	6,020	8,317
2nd Quarter	191.4	13.4	204.8	6,620	19,106	25,726

(1) Revised.

TABLE 15.— NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED,
CANADA, 1945 — AUGUST, 1953.

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Dwellings		
	Apartments	All Other Residential Dwellings	Total	⁽¹⁾ Apartments	All Other Residential Dwellings	Total
1945	6.3	189.7	196.0	1,103	48,344	49,447
1946	19.0	194.1	213.1	3,139	38,162	41,301
1947	12.0	184.8	197.2	1,743	36,458	38,201
1948	30.1	343.0	373.1	3,730	62,500	66,230
1949	69.5	394.9	464.4	8,165	64,247	72,412
1950	59.3	482.4	541.7	6,550	71,173	77,723
1951	55.8	381.4	437.2	5,425	53,554	58,979
1952						
1st Quarter	16.4	51.5	67.9	1,548	6,641	8,189
2nd Quarter	23.2	123.2	146.4	2,168	13,842	16,010
3rd Quarter	30.7	117.6	148.3	2,834	14,299	17,133
4th Quarter	31.3	117.1	148.4	2,923	14,725	17,648
Total, 1952	101.6	409.4	511.0	9,473	49,507	58,980
1953						
January	8.1	13.4	21.5	743	1,592	2,335
February	5.0	30.2	35.2	457	2,767	3,224
March	11.0	35.6	46.6	986	3,656	4,642
1st Quarter	24.1	79.2	103.3	2,186	8,015	10,201
April	14.4	62.0	76.4	1,332	7,225	8,557
May	13.8	54.7	68.5	1,270	6,741	8,011
June	8.3	75.7	84.0	768	9,441	10,209
2nd Quarter	36.5	192.4	228.9	3,370	23,407	26,777
July	9.5	63.2	72.7	883	7,647	8,530
August	6.3	57.3	63.6	581	7,383	7,964

(1) Estimated.

SECTION 3
PUBLICLY-ASSISTED HOUSE BUILDING

TABLE 16.—NUMBER OF DWELLINGS IN NEW STRUCTURES STARTED, PUBLICLY-INITIATED, AND PRIVATELY-INITIATED,
WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947 — JUNE, 1953.

Period	Publicly- Initiated Housing	Privately-Initiated Housing					Total Publicly Assisted Housing ⁽²⁾	Total Housing
		With Government Financial Assistance			Without Government Financial Assistance	Total Privately- Initiated Housing		
		Loans	Guarantees	Sub-total ⁽¹⁾				
1947	7,190	12,963	387	13,533	53,540	67,073	20,723	74,263
1948	10,006	17,363	1,528	19,029	61,159	80,188	29,035	90,194
1949	7,874	23,597	3,634	27,297	55,338	82,635	35,171	90,509
1950	4,599	37,935	1,818	39,872	48,060	87,932	44,471	92,531
1951								
1st Quarter	351	4,891	316	5,207	4,243	9,450	5,558	9,801
2nd Quarter	773	9,063	239	9,312	18,579	27,891	10,085	28,664
3rd Quarter	870	6,583	180	6,763	11,489	18,252	7,633	19,122
4th Quarter	638	2,355	96	2,451	7,903	10,354	3,089	10,992
Total, 1951	2,632	22,892	831	23,733	42,214	65,947	26,365	68,579
1952								
1st Quarter	547	2,994	91	3,085	3,636	6,721 ⁽³⁾	3,632	7,268
2nd Quarter	1,391	6,331	215	6,546	20,086	26,632 ⁽³⁾	7,937	28,023
3rd Quarter	1,737	9,602	256	9,858	15,154	25,012	11,595	26,749
4th Quarter	703	9,504	350	9,854	10,649	20,503	10,557	21,206
Total, 1952	4,378	28,431	912	29,343	49,525	78,868 ⁽³⁾	33,721	83,246
1953								
1st Quarter	309	4,753	65	4,818	6,803	11,621	5,127	11,930
2nd Quarter	297	9,103	222	9,325	25,194	34,519	9,622	34,816

(1) Includes in addition to units started with loan and guarantee assistance, units approved under the double depreciation provisions without National Housing Act loans or guarantees.
(2) Includes direct Government housing and privately-initiated housing with Government financial assistance.
(3) Revised.

TABLE 17.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NUMBER AND AMOUNT OF NET LOANS APPROVED
AND NUMBER OF DWELLINGS FINANCED, CANADA, FEBRUARY, 1945 — AUGUST, 1953.

Period	Number of Loans			Number of Dwellings			Amount of Loans (\$000)		
	Joint	Direct	Total	Joint	Direct	Total	Joint	Direct	Total
1945	4,838	—	4,838	5,387	—	5,387	22,511	—	22,511
1946	7,307	34	7,341	8,378	3,449	11,827	37,638	18,323	55,951
1947	8,807	79	8,886	10,681	252	10,933	52,107	1,123	53,230
1948	15,191	122	15,313	18,426	350	18,776	96,330	7,961	104,291
1949	17,534	513	18,047	19,842	5,324	25,166	111,971	28,859	140,830
1950	33,302	632	33,934	37,485	4,795	42,280	259,431	25,056	284,487
1951	14,571	345	14,916	17,742	1,541	19,283	113,584	10,037	123,621
1952									
1st Quarter	3,722	249	3,971	4,806	626	5,432	36,480	4,376	40,856
2nd Quarter	6,935	362	7,297	8,585	2,055	10,640	63,333	13,259	76,592
3rd Quarter	6,169	736	6,905	7,721	2,073	9,794	57,548	13,877	71,425
4th Quarter	4,457	1,088	5,545	6,376	2,081	8,457	44,234	15,977	60,211
Total, 1952	21,283	2,435	23,718	27,488	6,835	34,323	201,595	47,489	249,084
1953									
January	807	35	842	1,124	93	1,217	7,987	510	8,497
February	1,569	38	1,607	1,999	100	2,099	15,409	663	16,072
March	1,868	45	1,913	3,382	63	3,445	17,548	413	17,961
1st Quarter	4,244	118	4,362	6,505	256	6,761	40,944	1,586	42,530
April	2,363	151	2,514	3,249	305	3,554	24,226	2,073	26,299
May	2,914	143	3,057	3,646	722	4,368	28,495	4,746	33,241
June	2,678	364	3,042	3,806	550	4,356	28,344	3,759	32,103
2nd Quarter	7,955	658	8,613	10,701	1,577	12,278	81,065	10,578	91,643
July	2,335	711	3,046	3,605	1,826	5,431	26,612	12,820	39,432
August	1,847	554	2,391	2,153	606	2,759	17,578	4,642	22,200

TABLE 18.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
NUMBER AND AMOUNT OF NET LOANS APPROVED FOR NON-DEFENCE WORKER
HOUSES BUILT WITH AGREED SALE OR CONTRACT PRICE, AND NUMBER OF
DWELLINGS FINANCED, CANADA, OCTOBER, 1951 — AUGUST, 1953.

Period	Number of Loans	Number of Dwellings	Amount of Loans (\$000)
1951.....	1,108	1,132	9,172
1952			
January.....	1,554	1,587	13,245
February.....	1,047	1,072	8,555
March.....	1,510	1,535	12,483
1st Quarter.....	4,111	4,194	34,283
April.....	1,441	1,449	11,863
May.....	2,085	2,106	17,200
June.....	1,997	2,059	16,964
2nd Quarter.....	5,523	5,614	46,027
July.....	2,017	2,055	17,242
August.....	1,662	1,681	14,125
September.....	1,234	1,261	10,242
3rd Quarter.....	4,913	4,997	41,609
October.....	1,542	1,553	12,850
November.....	937	950	7,953
December.....	821	840	6,846
4th Quarter.....	3,300	3,343	27,649
Total, 1952.....	17,847	18,148	149,568
1953			
January.....	614	613	5,071
February.....	1,209	1,240	10,614
March.....	1,470	1,476	12,643
1st Quarter.....	3,293	3,329	28,328
April.....	1,717	1,731	14,608
May ⁽¹⁾	2,124	2,119	18,650
June.....	1,947	1,931	16,722
2nd Quarter.....	5,788	5,781	49,980
July.....	1,711	1,703	14,576
August.....	1,455	1,430	12,557

(1) Revised.

TABLE 19.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN,
CANADA, FIRST HALVES, 1952 AND 1953.

Type of Loan	1952				1953			
	Number of Loans	Number of Dwellings	Amount of Loans (\$000)	Average Loan per Dwelling \$	Number of Loans	Number of Dwellings	Amount of Loans (\$000)	Average Loan per Dwelling \$
<i>Housing for Home Ownership</i>								
Defence worker housing	5	5	42	8,452	85	85	706	8,303
Loans to home owners	465	465	4,178	8,986	30	30	234	7,787
Loans to builders for sale								
Non-defence worker housing	2,748	2,801	20,927	7,471	3,776	3,829	29,842	7,794
Loans to home owners	8,539	8,806	71,206	8,086	9,298	9,487	80,644	8,501
Loans to builders for sale								
Sub-total	11,757	12,077	96,353	7,978	13,189	13,431	111,426	8,296
<i>Housing for Rental Purposes</i>								
Rental insurance								
Defence worker housing	2	396	2,519	6,362	—	—	—	—
Non-defence worker housing	17	1,389	8,312	5,984	21	869	5,646	6,497
Primary industries	—	—	—	—	1	12	60	5,000
Limited Dividend Corporation	3	328	1,986	6,054	6	234	1,440	6,155
Other Rental	221	2,862	14,891	5,202	376	4,306	24,521	5,696
Sub-total	243	4,975	27,708	5,569	404	5,421	31,667	5,842
Total Gross Loans	12,000	17,052	124,061	7,275	13,593	18,852	143,093	7,590

TABLE 20.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, (1) ANALYSIS OF GROSS LOANS APPROVED, SHOWING NUMBER AND AMOUNT OF LOANS, NUMBER OF DWELLINGS, AVERAGE ESTIMATED COST, LENDING VALUE, AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF DWELLING, CANADA, FIRST HALVES, 1952 AND 1953.

Type of Dwelling	Number of Loans	Number of Dwellings	Amount of Loans (\$000)	Average Estimated Costs				Average		
				Land \$	Con-struction \$	Other \$	Total \$	Lending Value \$	Loan \$	Finished Floor Area (Sq. Ft.)
1952										
Single 1-Storey	7,391	7,391	58,444	1,145	9,556	355	11,056	10,400	7,908	1,025
Single 1½-Storey										
Finished	1,968	1,968	16,565	1,178	9,917	441	11,536	10,613	8,417	1,218
Unfinished	798	798	6,146	1,048	8,958	292	10,298	9,874	7,701	838 ⁽²⁾
Single 2-Storey	921	921	8,257	1,223	11,123	462	12,808	12,034	8,965	1,328
Semi-Detached	388	406	3,528	1,202	10,128	479	11,809	11,041	8,689	1,178
Duplex	81	162	843	723	7,774	279	8,776	7,109	5,205	1,068
Triplex	26	78	376	779	7,738	285	8,802	6,106	4,822	1,020
Double Duplex	232	486	2,855	755	7,786	297	8,838	7,703	5,875	1,039
Row House	4	12	60	250	8,375	352	9,477	6,233	4,972	932
Apartment	190	4,504	25,016	513	6,667	539	7,719	6,665	5,554	919
Total	11,999	16,726	122,090	962	8,814	418	10,194	9,367	7,299	1,032
1953										
Single 1-Storey	9,666	9,666	80,286	1,207	10,028	431	11,666	10,895	8,306	1,061
Single 1½-Storey										
Finished	1,745	1,811	15,320	1,149	10,210	500	11,859	11,106	8,460	1,222
Unfinished	564	564	4,605	1,230	9,430	355	11,015	10,467	8,165	886 ⁽²⁾
Single 2-Storey	839	839	7,678	1,283	11,215	484	12,982	12,230	9,151	1,331
Semi-Detached	174	177	1,673	1,347	10,724	560	12,631	11,950	9,454	1,212
Duplex	120	240	1,347	868	8,052	320	9,240	7,893	5,610	1,032
Triplex	44	132	650	893	8,156	246	9,295	6,669	4,923	1,038
Double Duplex	105	222	1,296	895	8,059	344	9,298	7,843	5,836	1,035
Row House	55	241	1,428	836	7,599	594	9,029	7,460	5,925	934
Apartment	274	4,714	27,309	598	7,121	653	8,372	7,310	5,793	873
Total	13,586	18,606	141,592	1,037	9,258	493	10,788	9,915	7,610	1,035

(1) Excluding loan approvals under Sections 9 and 9A.

(2) Total floor area including unfinished portion averaged 1,302 sq. ft. in 1952 and 1,383 sq. ft. in 1953.

TABLE 21.— OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, NET NUMBER OF PROJECTS, DWELLINGS AND TOTAL ESTIMATED COST, APPROVED WITH LOANS UNDER THE N.H.A. AND WITH CONVENTIONAL LOANS, CANADA, JULY, 1948 — JUNE, 1953.

Period	With Loans Under The N.H.A.			With Conventional Loans			Total		
	Number of Projects	Number of Units	Estimated Cost (\$000)	Number of Projects	Number of Units	Estimated Cost (\$000)	Number of Projects	Number of Units	Estimated Cost (\$000)
1948	1	50	303	35	1,938	14,182	36	1,988	14,485
1949	58	6,158	41,443	60	1,562	12,425	118	7,720	53,868
1950	33	3,337	24,037	21	974	7,787	54	4,311	31,824
1951	11	337	3,298	4	412	3,334	15	749	6,632
1952									
1st Quarter	5	443	3,557	—	44	353	5	487	3,910
2nd Quarter	20	1,569	12,806	1	16	110	21	1,585	12,916
3rd Quarter	11	721	5,492	4	138	1,053	15	859	6,545
4th Quarter	10	454	3,707	2	116	1,095	12	570	4,802
Total, 1952	46	3,187	25,562	7	314	2,611	53	3,501	28,173
1953									
January ⁽¹⁾	2	86	725	—	—	—	2	86	725
February ⁽¹⁾	1	50	372	—	—	—	1	50	372
March ⁽¹⁾	1	11	18	—	—	1	1	11	19
1st Quarter ⁽¹⁾	4	47	371	—	—	1	4	47	372
April	7	1,105	9,903	—	—	—	7	1,105	9,903
May	7	323	2,851	—	—	—	7	323	2,851
June	5	211	1,898	—	—	—	5	211	1,898
2nd Quarter	19	1,639	14,652	—	—	—	19	1,639	14,652
July	8	687	5,857	—	—	—	8	687	5,857
Total, July, 1948 — July, 1953	180	15,442	115,523	127	5,200	40,339	307	20,642	155,863

(1) Revised.

TABLE 22.— OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT PER UNIT, FOR GROSS PROJECTS APPROVED, CANADA, 1948 — JULY, 1953.

Period	Number of Rooms	Floor Area (Sq. Ft.)	Estimated Cost \$	Maximum Monthly Rent \$
1948	3.9	878	7,266	80.93
1949	4.1	904	7,101	70.55
1950	4.1	902	7,018	67.81
1951				
1st Quarter	3.6	886	8,145	79.22
2nd Quarter	3.7	879	9,571	85.03
3rd Quarter	—	—	—	—
4th Quarter	3.7	825	7,720	76.94
Annual Average	3.6	868	8,558	80.76
1952				
1st Quarter	4.1	929	8,012	82.00
2nd Quarter	4.2	946	8,142	82.77
3rd Quarter	4.0	919	7,557	76.40
4th Quarter	4.1	915	8,325	89.97
Annual Average	4.1	939	8,057	83.09
1953				
January ⁽¹⁾	3.6	917	8,429	91.96
February ⁽¹⁾	3.7	859	8,567	85.07
March ⁽¹⁾	4.0	862	7,450	85.36
1st Quarter ⁽¹⁾	3.8	885	8,016	88.09
April	3.7	859	8,962	84.28
May	3.7	892	8,821	92.86
June	4.3	864	8,994	81.75
2nd Quarter	3.8	866	8,939	88.58
July	3.6	887	8,283	88.74
Average, July 1948— July, 1953	4.0	900	7,429	75.49

(1) Revised.

TABLE 23.—FEDERAL-PROVINCIAL HOUSING OPERATIONS UNDER SECTION 35 OF THE
NATIONAL HOUSING ACT, 1944, CANADA,
1950 — JUNE, 1953.

Period	Number of Projects for Which Contracts Awarded	Number of Dwellings			
		For Which Contracts Awarded	Started	Completed	Under Construction (at End of Period)
1950	1	140	140	—	140
1951					
1st Quarter	—	—	—	8	132
2nd Quarter	1	88	4	76	60
3rd Quarter	—	—	84	56	88
4th Quarter	2	355	103	—	191
Total, 1951	3	443	191	140	—
1952					
1st Quarter	—	—	123	40	274
2nd Quarter	7	377	308	65	517
3rd Quarter	11	777	615	126	1,006
4th Quarter	3	270	381	195	1,192
Total, 1952	21	1,424	1,427	426	—
1953					
January	—	—	26	55	1,163
February	—	—	1	171	993
March	—	—	100	149	944
1st Quarter	—	—	127	375	—
April	1	100	94	84	954
May	—	—	96	77	973
June	1	40	101	144	930
2nd Quarter	2	140	291	305	—
Total, 1950 — June, 1953	27	2,147	2,176	1,246	—

TABLE 24. — FEDERAL-PROVINCIAL LAND ASSEMBLY OPERATIONS
UNDER SECTION 35 OF THE NATIONAL HOUSING ACT, 1944,
CANADA, 1950 — JUNE, 1953.

Period	Projects Approved			Number of Lots Sold ⁽¹⁾
	Number of Projects	Number of Acres	Number of Lots	
1950	5	648	2,257	—
1951	8	1,287	4,902	175
1952				
1st Quarter	2	28	187	—
2nd Quarter	1	301	2,170	—
3rd Quarter	3	548	1,539	—
4th Quarter	1	95	475	—
Total, 1952	7	972	4,371	418 ⁽²⁾
1953				
1st Quarter	—	—	—	175
2nd Quarter	—	—	—	342
Total, 1950 — June, 1953 ⁽³⁾	20	2,907	11,530	1,110

(1) Includes acceptances of offers to purchase.

(2) Quarterly data not available.

(3) These totals differ from those shown in Table 20 of the *Annual Report C.M.H.C.*, 1952 because of subsequent adjustments in the number of lots available for housing.

TABLE 25.— EXPENDITURES⁽¹⁾, UNDER SECTION 35 OF THE NATIONAL HOUSING ACT, 1944,
CANADA, 1950 — JUNE, 1953.
(\$000)

Period	Rental Housing Projects			Land Assembly Projects		Combined Housing and Land Assembly Projects		
	Housing	Land Improvement and Other Outlay	Total	Land Improvement and Other Outlay	Housing	Land Improvement and Other Outlay	Total	Total
1950	427.0	90.3	517.3	279.1	—	—	—	796.4
1951	945.0	106.0	1,051.0	1,601.0	—	7.0	7.0	2,659.0
1952								
1st Quarter	635.5	26.4	661.9	152.6	30.2	9.2	39.4	853.9
2nd Quarter	663.2	27.5	690.7	273.1	5.0	2.6	7.6	971.4
3rd Quarter	2,288.3	86.8	2,375.1	425.8	71.9	23.7	95.6	2,896.5
4th Quarter	4,814.9	208.3	5,023.2	570.6	420.0	133.4	553.4	6,147.2
Total, 1952	8,401.9	349.0	8,750.9	1,422.1	527.1	168.9	696.0	10,869.0
1953								
1st Quarter	2,274.0	760.2	3,034.2	260.9	245.3	307.0	552.3	3,847.4
2nd Quarter	1,973.5	248.8	2,222.3	301.6	332.3	12.7	345.0	2,868.9

(1) Includes both Federal and Provincial Shares.

TABLE 26.— LAND ASSEMBLY PROJECTS UNDER SECTION 11B OF THE NATIONAL HOUSING ACT, 1944,
CANADA, 1947 — JUNE, 1953.

Period	Progress of Land Assembly Projects										Total Expenditure (\$000)
	Started		Improvements Completed					Under Construction (At End of Period)			
			Number of Lots								
	Number of Projects	Number of Lots	Number of Acres	Number of Projects	Completed	Sold or Optioned	Not Optioned or Sold (At End of Period)	Number of Projects	Number of Lots		
1947	4	910	199	—	—	—	—	4	910	—	
1948	1	91	11	—	—	—	—	5	1,001	—	
1949	1	534	150	—	872	872	663	6	663	1,141.0 ⁽¹⁾	
1950	1	417	90	3	1,080	638	452	4	452	392.1	
1951	—	—	—	—	—	223	—	4	219	530.2	
1952	—	—	—	—	—	—	—	—	—	—	
1st Quarter	—	—	—	—	—	3	216	4	216	6.4	
2nd Quarter	—	—	—	1	—	4	212	3	212	40.8	
3rd Quarter	—	—	—	1	—	16	196	2	196	5.1	
4th Quarter	—	—	—	—	—	50	146	2	146	2.8	
Total, 1952	—	—	—	2	—	73	—	—	—	55.1	
1953	—	—	—	—	—	—	—	—	—	—	
1st Quarter	—	—	—	1	—	—	146	1	146	.8	
2nd Quarter	—	—	—	—	—	32	114	1	114	3.8	

(1) Includes expenditures made in 1947 and 1948.

TABLE 27.— VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURE, CANADA, 1941 — JUNE, 1953.

Period	Number of Dwellings			Expenditure (\$000)			
	Started	Completed	Under Construction (At End of Period)	Housing	Supplementary Buildings	Land, Improvements and Other Outlay	Total
1941—1945 ⁽²⁾	23,704	18,774	4,930	60,941	13,779	16,671	91,391
1946	6,133	6,997	4,066	34,314	47	2,179	36,540
1947	6,709	5,421	5,354	26,701	21	1,893	28,615
1948	8,199	6,934	6,619	49,180	39	4,165	53,384
1949	4,916	7,804	3,731	38,635	160	3,978 ⁽³⁾	42,773
1950	1,023	3,841	913	12,945	0	3,199 ⁽³⁾	16,144
1951	8	707	—	2,395	0	1,982 ⁽³⁾	4,377
1952							
1st Quarter	186	191	209	405	0	69	474
2nd Quarter	177	22	364	986	0	207	1,193
3rd Quarter	142	14	492	446	0	408	854
4th Quarter	103	143	451	1,514	0	791	2,305
Total, 1952	608	370	—	3,351	0	1,475 ⁽³⁾	4,826
1953							
January	—	77	375	34	0	1	35
February	26	48	353	236	0	21	257
March	1	52	302	427	0	32	459
1st Quarter	27	177	—	697	0	54	751
April	—	81	221	180	0	26	206
May	38	59	200	198	0	116	314
June	16	41	175	222	0	49	271
2nd Quarter	54	181	—	600	0	191	791
Total, April, 1941 — June, 1953	51,381	51,206	—	229,759	14,046	35,787	279,592

(1) Operations during 1941—1947 conducted by Wartime Housing Limited.

(2) Covers war workers' housing built between April, 1941 and December 31, 1945.

(3) Excluding \$1,255,000 expended in 1949, \$1,148,000 in 1950, \$740,367 in 1951 and \$140,730 in 1952 recoverable from municipalities.

TABLE 28.—PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF RENTAL UNITS UNDER ADMINISTRATION, AND PER CENT VACANT, BY TYPE OF UNIT, CANADA, 1947 — JULY, 1953.

As at End of Period	Units in New Structures					
	Single Units		Multiple Units		Total ⁽¹⁾	
	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant
1947	30,392	.6	799	.1	33,270	.5
1948	33,900	.3	1,388	.1	37,115	.3
1949	38,367	.4	1,768	.3	41,348	.4
1950	36,002	.6	1,767	.5	38,514	.6
1951						
March	33,548	.6	1,762	.9	35,845	.7
June	28,649	.5	1,760	1.1	30,862	.5
September	24,440	.5	1,760	.9	26,500	.5
December	22,689	.5	1,760	.3	24,674	.4
1952						
March	21,792	.4	1,760	.3	23,645	.4
June	20,034	.3	1,763	.7	21,831	.3
September	18,892	.3	1,763	.6	20,663	.3
December	17,838	.2	1,762	.3	19,600	.2
1953						
January	17,720	.1	1,762	.3	19,482	.2
February	17,621	.2	1,762	—	19,383	.1
March	17,551	.2	1,762	.1	19,313	.2
April	17,370	.1	1,762	.1	19,132	.1
May	17,223	.1	1,762	.7	18,985	.2
June	17,094	.1	1,762	1.1	18,856	.2
July	17,014	.1	1,762	1.8	18,776	.3

(1) Prior to September 1952, total includes home conversion plan units.

TABLE 29.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ NUMBER OF DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, 1949 — JUNE, 1953.

Period	Number of Dwellings ⁽²⁾			Actual Expenditures (\$'000)		
	Started	Completed	Under Construction (At End of Period)	Housing	Land Improvements and Other Outlay	Total
1949	2,786	20	2,744	10,513	1,272	11,785
1950	3,436	2,578	3,624	23,961	4,485	28,446
1951						
1st Quarter	13	804	2,833	4,820	817	5,637
2nd Quarter	655	523	2,965	3,565	425	3,990
3rd Quarter	550	684	2,831	5,379	1,170	6,549
4th Quarter	214	628	2,417	6,701	1,803	8,504
Total, 1951	1,432	2,639	—	20,465	4,215	24,680
1952						
1st Quarter	359	1,042	1,734	4,638	776	5,414
2nd Quarter	875	568	2,041	3,325	586	3,911
3rd Quarter	1,019	386	2,674	7,566	2,571	10,137
4th Quarter	320	540	2,453	6,420	2,710	9,130
Total, 1952	2,573	2,536	—	21,949	6,643	28,592
1953						
January	5	165	2,293	1,115	428	1,543
February	167	617	1,843	1,181	323	1,504
March	10	375	1,478	1,080	319	1,399
1st Quarter	182	1,157	—	3,376	1,070	4,446
April	64	283	1,259	1,118	400	1,518
May	98	268	1,089	670	176	846
June	44	119	1,014	2,764	989	3,753
2nd Quarter	206	670	—	4,552	1,565	6,117

- (1) The construction operations in respect of the 1949 program of Armed Service Married Quarters are being conducted by the Construction Division, C.M.H.C. on behalf of the Department of National Defence. For progress of 1947 and 1948 program see Table 33, *Housing in Canada*, First Quarter, 1952, p. 69.
- (2) Not shown are 497 units in remote areas, 220 of which were completed in 1950 by the Construction Division, C.M.H.C. and 277 units completed in 1951 by Defence Construction (1951) Limited.

TABLE 30.— CONSTRUCTION OF NEW SCHOOLS BY CENTRAL MORTGAGE AND HOUSING CORPORATION FOR THE DEPARTMENT OF NATIONAL DEFENCE, NUMBER OF SCHOOLS FOR WHICH CONTRACTS HAVE BEEN AWARDED, STARTED AND COMPLETED, AND EXPENDITURES, CANADA, 1950 — JUNE, 1953.

Period	Number of Schools				Total Expenditure (\$000)		
	For which Contracts Awarded	Started	Completed	Under Construction (at end of Period)	Schools	Land Acquisition and Other Outlay	Total
1950	20	19	—	19	1,665	18	1,683
1951							
1st Quarter	1	2	—	21	1,706	16	1,722
2nd Quarter	—	—	—	21	1,193	12	1,205
3rd Quarter	—	—	4	17	1,545	54	1,599
4th Quarter	2	2	1	18	1,205	165	1,370
Total, 1951	3	4	5	—	5,649	247	5,896
1952							
1st Quarter	—	—	8	10	357	30	387
2nd Quarter	1	—	2	8	104	41	145
3rd Quarter	1	—	2	6	218	140	358
4th Quarter	—	2	3	5	107	143	250
Total, 1952	2	2	15	—	786	354	1,140
1953							
1st Quarter	—	—	—	5	172	52	224
2nd Quarter	1	1	1	5	151	34	185

TABLE 31.—HOUSING OPERATIONS AND OTHER CONSTRUCTION OPERATIONS BY DEFENCE CONSTRUCTION (1951)
LIMITED, CANADA, NOVEMBER, 1950 — JULY, 1953.

Period	Residential Construction				Other Construction			Total		
	Number of Dwellings			Expen- diture (\$000)	Contracts Awarded		Expen- diture (\$000)	Contracts Awarded ⁽¹⁾		Expen- diture (\$000)
	For Which Contracts Awarded	Started	Com- pleted		Number	Amount (\$000)		Number	Amount (\$000)	
Prior to Nov. 1950 ³ Nov.-Dec., 1950	315 160	— —	— 0	3,748 327	125 23	35,791 10,864	16,098 920	125 23	41,291 10,915	19,846 1,247
Total, 1950 1951	475 824	— ⁽⁴⁾ 778 ⁽⁵⁾	— ⁽⁴⁾ 83 ⁶	4,075 13,139	148 375	46,655 157,113	17,018 68,881	148 375	52,206 169,591	21,093 82,020
1952										
1st Quarter	—	29	111	1,680	104	35,628	37,551	104	35,628	39,231
2nd Quarter	40	145	150	1,572	135	32,289	38,897	135	32,289	40,469
3rd Quarter	—	154	96	1,301	104	52,923	41,699	104	52,923	43,000
4th Quarter	—	2	269	2,061	139	35,484	52,535	139	35,484	54,596
Total, 1952	40	330	626	6,614	482	156,324	170,682	482	156,324	177,296
1953										
January	—	—	—	351	28	6,671	11,253	28	6,671	11,604
February	—	—	311 ²	352	23	5,432	10,424	23	5,432	10,788
March	—	—	52 ²	203	10	5,438	11,291	10	5,438	11,494
1st Quarter	—	—	363 ²	906	61	17,541	32,968	61	17,541	33,886
April	—	—	20	445 ⁽²⁾	29	9,439	7,045 ²	29	9,439	7,490
May	—	—	20	130	25	5,263	12,412	25	5,263	12,542
June	—	—	4	121	62	6,386	7,625	62	6,386	7,746
2nd Quarter	—	—	44	696	116	21,088	27,082	116	21,088	27,778
July	—	—	5	110	52	8,350	10,812	52	8,350	10,922
Total, November, 1950, July, 1953	1,024	1,108	1,121	21,792	1,109	371,280	311,345	1,109	383,809	333,149

(1) Data shown are net of cancellations, reinstatements and adjustments.

(2) Revised.

(3) Data represent number and value of contracts taken over from Canadian Commercial Corporation.

(4) Not yet available.

(5) Includes 374 units started in defence projects which are in addition to starts shown in Table 21, *Annual Report, 1951*, C.M.H.C. p. 87.

(6) The remaining 404 units were started in remote areas.

(6) Represents units completed in remote areas, 20 of which were in Manitoba and 63 in the Yukon. Excluded are 277 units completed in remote areas as shown in Table 33, *Housing in Canada*, First Quarter, 1952, p. 69.

TABLE 32.— CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,
NUMBER OF NEW DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND
EXPENDITURE, CANADA, SEPTEMBER 23, 1943 — JUNE, 1953.

Period	Number of Dwellings			Expenditure on Dwellings Completed, Current Construction, Repairs and Other Services (\$000)
	Started	Completed	Under Construction (At End of Period)	
Sept. 23, 1943 — Dec. 31, 1946	4,794	2,529	2,265	24,413
1947	1,963	1,978	2,250	15,348
1948	1,884	1,932	2,202	12,636
1949	2,483	2,062	2,623	12,617
1950	2,311	2,149	2,785	12,330
1951				
1st Quarter	151	586	2,350	3,033
2nd Quarter	484	439	2,395	1,525
3rd Quarter	671	489	2,577	3,085
4th Quarter	539	651	2,465	3,493
Total, 1951	1,845	2,165	—	11,136
1952				
1st Quarter	90	552	2,003	1,967
2nd Quarter	279	347	1,935	1,143
3rd Quarter	555	380	2,110	2,510
4th Quarter	354	365	2,099	2,691
Total, 1952	1,278	1,644	—	8,311
1953				
1st Quarter	115	508	1,706	2,655
2nd Quarter	455	338	1,823	1,133
Total, 1943 — June, 1953	17,128	15,305	—	100,579

TABLE 33.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,
1929 — JUNE, 1953.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans ⁽¹⁾	Amount of Loans (\$000)
May 1, 1929— Mar. 31, 1945	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	26,832	54,694
1945 ⁽³⁾	53	48	25	10	794	1,973	804	2,031
1946	57	49	49	25	1,299	3,311	1,309	3,386
1947	57	58	49	18	1,222	3,191	1,227	3,267
1948	62	85	145	66	1,813	4,663	1,828	4,814
1949	86	148	162	73	1,958	5,158	1,989	5,379
1950	71	123	161	62	1,884	4,763	1,905	4,948
1951	64	136	89	43	1,514	4,286	1,532	4,464
1952								
1st Quarter	2	7	2	4	156	459	159	471
2nd Quarter	8	29	34	28	353	1,100	362	1,157
3rd Quarter	18	38	52	32	509	1,594	513	1,664
4th Quarter	10	21	22	16	508	1,733	510	1,770
Total, 1952	38	95	110	80	1,526	4,886	1,544	5,062
1953								
January	3	7	9	5	213	845	214	857
February	2	7	6	2	84	333	86	342
March	1	5	5	4	32	111	32	120
1st Quarter	6	19	20	11	329	1,289	332	1,319
April	4	10	3	1	50	211	53	222
May	1	4	6	3	124	487	117	494
June	5	21	9	6	183	677	186	703
2nd Quarter	10	35	18	10	357	1,375	356	1,419
Total, 1929 — June, 1953	—	—	—	—	—	—	39,658	90,783

(1) Because the loan on a single mortgage may be applied for several purposes, the number of loans referred to in the total column is at variance with a total of the number of loans shown in the other three columns.

(2) Not available.

(3) Covers period April 1 to December 31.

TABLE 34.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,
CANADA, MARCH, 1945 — JUNE, 1953.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)
1945	232	259	246	145	3,833	2,978	4,311	3,382
1946	375	408	351	237	12,304	9,235	13,030	9,880
1947	387	488	448	333	21,211	17,340	22,046	18,161
1948	328	448	524	434	29,579	28,449	30,431	29,331
1949	434	656	919	796	43,422	44,427	44,775	45,879
1950	511	798	967	850	57,491	61,774	58,969	63,422
1951	587	944	1,155	1,097	73,322	83,286	75,064	85,327
1952								
1st Quarter	47	78	179	173	11,652	13,378	11,878	13,629
2nd Quarter	199	335	414	414	26,146	27,958	26,759	28,707
3rd Quarter	200	343	408	389	29,494	38,783	30,102	39,515
4th Quarter	117	200	325	302	14,155	15,940	14,597	16,442
Total, 1952	563	956	1,326	1,278	81,447	96,059	83,336	98,293
1953								
January	20	36	69	69	2,595	2,820	2,684	2,925
February	17	29	67	68	3,016	3,298	3,100	3,394
March	36	66	73	68	5,625	6,355	5,734	6,490
1st Quarter	73	131	209	205	11,236	12,473	11,518	12,809
April	46	79	115	112	11,067	11,716	11,228	11,907
May	61	138	111	103	9,795	10,199	9,967	10,441
June	115	254	192	183	6,875	7,100	7,182	7,537
2nd Quarter	222	471	418	398	27,737	29,015	28,377	29,885
Total, March, 1945 — June, 1953	3,712	5,559	6,563	5,773	361,582	385,036	371,857	396,369

TABLE 35.— OPERATIONS UNDER THE QUEBEC HOUSING ACT,⁽¹⁾ NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF DWELLINGS INVOLVED, AND PROVINCIAL COMMITMENTS, JANUARY, 1948 — JUNE, 1953.

Period	Loans Approved		Provincial Commitment		Number of Dwellings
	Number	Amount (\$000)	Total (\$000)	Average per Loan \$	
January, 1948 — December, 1949	2,175	11,546	3,554	1,634	2,527
1950	4,184	25,494	7,783	1,860	4,912
1951	5,239	37,333	11,235	2,144	6,437
1952					
1st Quarter	2,387	16,655	5,121	2,145	2,706
2nd Quarter	683	4,543	1,209	1,768	805
3rd Quarter	381	2,082	564	1,480	440
4th Quarter	545	3,087	670	1,229	624
Total, 1952	3,996	26,367	7,564	1,893	4,575
1953					
January	1,103	8,231	2,603	2,360	1,217
February	473	3,606	1,145	2,421	518
March	489	3,282	996	2,037	547
1st Quarter	2,065	15,119	4,744	2,297	2,282
April	190	1,421	409	2,153	211
May	302	2,060	587	1,944	330
June	370	2,809	862	2,330	387
2nd Quarter	862	6,290	1,858	2,155	928
Total, January, 1948 — June, 1953	18,521	122,149	36,738	1,971	21,661

(1) An act to Improve Housing Conditions. Chapter 6, 12 George VI, *Statutes of the Province of Quebec*, as amended.

SECTION 4

REAL ESTATE LENDING

TABLE 36.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN, CANADA, 1947 — JUNE, 1953.

Period	Non-Farm Residential Real Estate				Other Non-Farm Real Estate				Farms		Total	
	New Construction		Existing Property		New Construction		Existing Property		Farms		Total	
	Number of Loans	Number of Dwellings	Amount of Loans (\$000)	Number of Loans	Number of Dwellings	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)
1947	20,264	26,411	109,167	22,515	34,413	88,083	1,126	28,487	1,704	7,254	47,218	270,773
1948	29,635	37,436	173,604	24,539	38,320	98,878	1,213	35,279	1,738	7,275	59,086	360,123
1949	34,207	43,025	212,178	23,549	35,554	96,992	1,042	36,912	1,579	6,916	61,955	393,449
1950	45,824	55,358	310,157	25,825	37,844	116,152	1,023	47,617	1,550	7,068	75,950	523,329
1951	30,711	38,580	236,315	23,886	34,428	113,632	814	34,881	1,368	7,043	58,231	433,925
1952												
1st Quarter	5,937	8,519	54,561	4,712	6,788	22,967	120	5,186	271	1,578	11,417	94,827
2nd Quarter	9,576	12,530	84,519	6,751	9,571	32,868	182	10,333	364	1,876	17,269	139,890
3rd Quarter	9,773	13,162	87,163	6,090	8,482	29,574	210	10,009	209	1,050	16,639	136,260
4th Quarter	8,317	11,564	75,453	5,540	7,991	29,124	222	9,352	326	1,902	14,819	126,387
Total, 1952	33,603	45,775	301,696	23,093	32,832	114,533	734	34,880	1,170	6,406	60,144	497,364
1953 ⁽¹⁾												
1st Quarter	7,541	11,532	75,441	4,928	7,369	25,031	208	11,019	253	1,600	13,273	121,994
2nd Quarter	11,688	16,063	107,846	6,894	9,686	34,159	265	18,437	313	1,718	19,507	169,863

(1) Preliminary.

TABLE 37.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF DWELLING, CANADA, 1947 — JUNE, 1953.

Period	Life Insurance Companies						Trust Companies						Loan Companies					
	Single Units			Multiple Units			Single Units			Multiple Units			Single Units			Multiple Units		
	Number of Loans	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)	
1947	14,365	67,724	1,301	6,055	20,463	893	3,093	129	412	860	2,973	11,657	340	1,214	3,300			
1948	20,912	108,562	2,103	8,149	32,355	1,643	7,802	112	409	922	3,762	15,322	450	1,432	3,484			
1949	24,311	136,737	1,959	8,865	36,435	1,836	8,982	81	258	755	4,504	19,235	515	1,583	3,577			
1950	35,516	223,003	2,538	10,311	46,165	1,347	6,892	179	491	1,362	4,870	22,819	643	1,895	5,534			
1951	23,860	167,300	1,878	8,369	40,501	1,024	6,211	125	328	933	2,986	15,090	352	1,107	2,573			
1952																		
1st Quarter	4,606	36,584	355	2,647	12,419	151	882	15	55	139	632	3,174	110	330	810			
2nd Quarter	7,509	60,380	469	2,823	13,837	235	1,529	34	79	297	1,085	5,881	154	688	1,956			
3rd Quarter	7,434	60,611	478	3,217	15,394	316	1,967	34	85	286	1,213	6,297	213	767	2,029			
4th Quarter	6,115	49,280	428	3,034	14,967	262	1,741	24	63	214	1,157	6,295	215	776	2,148			
Total, 1952	25,664	206,855	1,730	11,721	56,616	964	6,119	107	282	935	4,087	21,647	692	2,561	6,943			
1953																		
1st Quarter	5,383	44,549	452	3,738	19,654	223	1,368	70	199	582	1,133	6,081	152	673	2,310			
2nd Quarter	9,159	75,529	621	4,244	19,912	233	1,799	50	133	444	1,351	7,196	207	834	2,439			

TABLE 38.—GROSS JOINT AND CONVENTIONAL MORTGAGE LOANS BY LENDING INSTITUTIONS,
ON NEW NON-FARM HOUSING CONSTRUCTION, CANADA, 1949 — JUNE, 1953.

Period	Joint Loans				Conventional Loans			% Joint Loans To Total New Residential Loans ⁽¹⁾
	Loans	Units	Amount (\$000)			Loans	Units	Amount (\$000)
			Corporation Share	Lending Institution Share	Total			
1949	19,067	21,912	33,247	89,489	122,736	15,175	21,156	89,657
1950	35,645	40,338	95,223	184,837	280,060	10,194	15,094	32,351
1951	17,510	21,189	37,044	103,996	141,040	13,201	17,391	95,275
1952								
1st Quarter	4,108	5,294	9,736	29,208	38,944	1,829	3,225	15,617
2nd Quarter	7,262	9,034	16,818	50,455	67,273	2,314	3,496	17,246
3rd Quarter	6,504	8,208	15,499	46,498	61,997	3,269	4,954	25,166
4th Quarter	4,928	6,972	12,595	37,784	50,379	3,389	4,592	25,074
Total, 1952	22,802	29,508	54,648	163,945	218,593	10,801	16,267	83,103
1953								
1st Quarter	4,595	5,968	11,481	34,442	45,923	2,946	5,564	29,518
2nd Quarter	8,175	10,965	21,100	63,301	84,401	3,513	5,098	23,445

(1) Amount including Corporation share. For note on comparability of data, see p. 111.

TABLE 39.—NUMBER OF MORTGAGES REGISTERED AND DISCHARGED AND REAL ESTATE TRANSFERS REGISTERED, GREATER TORONTO AREA AND PROVINCE OF ONTARIO, 1945 — JUNE, 1953.

Period	Mortgages Registered		Mortgages Discharged		Real Estate Transfers Registered	
	Greater Toronto	Ontario	Greater Toronto	Ontario	Greater Toronto	Ontario
1945	17,638	52,517	17,667	57,539	28,231	132,533
1946	22,289	69,048	21,770	66,341	36,085	173,177
1947	24,095	73,543	22,485	64,744	32,762	151,005
1948	29,527	86,754	23,301	66,067	35,724	153,482
1949	39,093	104,403	25,483	68,336	39,887	156,283
1950	41,770	110,177	27,289	73,400	45,080	167,005
1951						
1st Quarter	8,792	23,173	6,373	17,220	10,062	37,259
2nd Quarter	12,510	32,947	8,028	21,677	13,507	49,950
3rd Quarter	10,360	27,305	6,659	17,751	10,479	38,723
4th Quarter	9,983	26,312	6,871	18,762	9,894	36,770
Total, 1951	41,645	109,737	27,931	75,410	43,942	162,702
1952						
1st Quarter	8,120	21,466	6,324	16,727	7,753	29,040
2nd Quarter	11,748	31,057	7,973	21,091	12,021	45,026
3rd Quarter	11,532	30,486	7,548	19,960	11,585	43,393
4th Quarter	11,791	31,172	8,709	23,030	12,195	45,678
Total, 1952	43,191	114,181	30,554	80,808	43,554	163,137
1953						
1st Quarter	9,451	24,985 ⁽¹⁾	7,130	18,859 ⁽¹⁾	9,433	35,418 ⁽¹⁾
2nd Quarter	13,628	36,027 ⁽¹⁾	8,492	22,464 ⁽¹⁾	14,125	52,907 ⁽¹⁾

(1) Preliminary.

SECTION 5
BUILDING MATERIALS

TABLE 40.—INDEXES OF PRODUCTION AND INDEXES OF DOMESTIC DISAPPEARANCE OF
CONSTRUCTION MATERIALS, BY LUMBER, OTHER CONSTRUCTION MATERIALS AND TOTAL,
CANADA, 1939 — JUNE, 1953.
(1949 = 100)

Period	Production			Domestic Disappearance		
	Lumber	Other Construction Materials	Total	Lumber	Other Construction Materials	Total
1939	67.3	39.9	56.6	—	37.1	—
1940	78.3	49.0	66.9	—	44.5	—
1941	83.5	58.9	73.8	—	53.3	—
1942	83.4	52.7	71.5	—	49.8	—
1943	73.7	48.1	63.7	—	43.9	—
1944	76.3	50.4	66.1	—	47.5	—
1945	76.3	57.6	68.8	—	53.5	—
1946	85.2	66.9	78.2	—	63.3	—
1947	99.4	82.0	92.3	—	73.7	—
1948	99.9	88.6	95.3	—	84.4	—
1949	100.0	100.0	100.0	100.0	100.0	100.0
1950	109.8	106.7	108.6	82.7	107.2	96.5
1951	110.5	111.6	110.9	98.5	107.2	103.5
1952						
January	85.0	86.7	85.6	70.1	76.5	73.8
February	99.2	91.8	96.2	81.9	82.2	82.1
March	109.8	99.3	107.1	103.8	93.2	97.7
April	79.7	93.7	85.4	70.5	89.5	81.3
May	121.7	102.3	113.8	107.0	110.9	109.2
June	131.7	105.5	121.1	131.6	110.4	119.5
July	114.6	103.8	110.2	117.3	112.9	112.0
August	147.6	98.1	127.6	174.7	112.1	138.8
September	130.6	114.5	124.1	116.5	125.8	121.8
October	112.7	122.6	116.7	122.3	130.8	127.2
November	75.8	113.0	90.9	51.9	115.2	88.2
December	79.8	101.7	88.6	61.7	100.0	83.7
Annual Average	107.4 ⁽¹⁾	102.8 ⁽¹⁾	105.6	100.8 ⁽¹⁾	105.0 ⁽¹⁾	102.9 ⁽¹⁾
1953						
January	98.5	98.7	98.6	83.2	92.5	88.5
February	96.7	102.8	99.2	108.0	94.5	100.2
March	126.6	112.2	120.8 ⁽¹⁾	107.3	109.1	105.7
April	90.9	113.0	99.8	74.1	109.0	94.1
May	134.3	118.2	127.8	148.9	114.8	129.4
June	160.5	96.0	134.4	190.3	114.5	147.0

(1) Revised.

TABLE 41.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — JUNE, 1953.
(In Units Specified)

Period	Lumber and Lumber Products			Gypsum Products		
	Sawn Lumber ⁽¹⁾	Hardwood Flooring ⁽²⁾	Wood Fibre Building Board	Gypsum Wallboard	Gypsum Lath	Gypsum Plaster ⁽¹⁾
	Millions of Ft. B.M.	Thousands of Ft. B.M.	Millions of Sq. Ft. $\frac{1}{2}$ " B.	Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons
1945	4,514.2	—	164.7	134.0	59.9	67.1
1946	5,083.3	41,318	161.8	203.4	75.0	97.3
1947	5,877.9	52,250	203.1	213.7	111.1	119.7
1948	5,908.8	66,007	220.7	237.7	153.0	137.1
1949	5,915.4	79,500	227.7	230.6	174.0	160.8
1950	6,495.0	87,800	227.3	227.4	218.9	168.5
1951						
1st Quarter	1,510.0	21,650	72.4	59.5	62.8	42.9
2nd Quarter	1,870.0	19,868	73.4	58.3	64.0	47.2
3rd Quarter	1,997.9	23,472	75.9	57.2	51.3	42.8
4th Quarter	1,157.4	19,510	70.7	55.2	45.1	37.3
Total, 1951	6,535.3	84,500	292.4	230.2	223.2	170.2
1952						
1st Quarter	1,449.5	13,800	65.7	54.2	44.2	48.7
2nd Quarter	1,641.6	14,200	57.4	53.9	43.2	57.2
3rd Quarter	1,936.0	14,000	51.5	53.9	62.4	66.8
4th Quarter	1,322.6	13,000	68.4	69.6	59.4	62.7
Total, 1952	6,349.7	55,000	243.0	231.6	209.2	235.4
1953						
1st Quarter	1,585.9	15,000	65.1	58.7	60.7	53.2
2nd Quarter	1,901.3	13,500	65.0	61.7	65.6	63.7

(1) Data for 1951—1953 are estimated (see p. 112).

(2) Data for 1945 are not available.

TABLE 41.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — JUNE, 1953 — *Continued*.
(In Units Specified)

Period	Plumbing and Heating Equipment					Builders' ⁽¹⁾ Hardware
	Warm Air Furnaces	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters	
	Thousands of Units	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	(\$000)
1945	35.2	13.6	7,179.1	128.8	57.2	4,328.5
1946	46.6	14.3	8,006.9	138.4	76.6	5,596.8
1947	54.3	18.1	8,726.7	157.7	121.0	5,903.9
1948	64.3	18.2	8,585.7	190.0	146.7	9,766.8
1949	80.7	15.5	7,200.0	192.2	185.2	10,090.4
1950	87.3	19.9	6,688.7	181.6	223.0	9,631.0
1951						
1st Quarter	23.4	6.6	1,837.9	36.4	74.3	3,069.8
2nd Quarter	20.6	6.3	2,355.9	42.4	83.1	3,182.0
3rd Quarter	19.5	3.3	1,395.6	37.8	65.6	2,465.5
4th Quarter	16.8	2.6	1,556.5	39.6	65.3	2,552.9
Total, 1951	80.3	18.8	7,145.9	156.2	288.3	11,270.2
1952						
1st Quarter	11.9	2.0	1,326.2	62.9	42.3	2,721.2
2nd Quarter	13.2	1.8	1,541.1	26.3	60.7	2,506.8
3rd Quarter	21.2	2.0	1,128.1	30.6	58.1	2,359.3
4th Quarter	26.7	5.0	1,328.7	49.6	50.4	2,755.9
Total, 1952	73.0	10.8	5,324.1	169.4	211.5	10,343.2
1953						
1st Quarter	18.9	4.4	1,707.5 ⁽²⁾	48.2	75.0	2,969.6
2nd Quarter	18.1	4.3	1,819.3	42.9	71.3	3,047.5

(1) Data for 1951—1953 are estimated (see p. 112).

(2) Revised.

TABLE 41.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — JUNE, 1953 — *Continued*.
(In Units Specified)

Period	Asphalt Products			Non-Metallic Sheathed Electrical Cable ⁽³⁾	Mineral Wool	
	Asphalt Shingles ⁽¹⁾	Tar and Asphalt Felts	Asphalt Floor Tiles ⁽²⁾		Batts	Granulated and Loose
	Thousands of Squares	Thousands of Tons	(\$000)		Millions of Sq. Ft.	Millions of Cu. Ft.
1945	1,432.2	29.5	—	—	34.4	5.4
1946	1,982.6	38.1	—	45.4	54.8	10.1
1947	2,085.6	46.7	—	67.0	82.3	9.8
1948	2,040.3	45.3	19,351	81.1	93.4	10.1
1949	2,531.0	39.9	16,970	87.2	137.8	14.8
1950	2,803.0	48.5	17,257	107.8	150.8	14.1
1951						
1st Quarter	546.7	12.9	— ⁽⁴⁾	33.8	36.9	2.5
2nd Quarter	770.9	14.5	— ⁽⁴⁾	27.7	36.1	2.5
3rd Quarter	769.7	11.3	— ⁽⁴⁾	14.6	41.6	3.1
4th Quarter	418.7	10.1	— ⁽⁴⁾	15.3	35.1	3.5
Total, 1951	2,506.0	48.8	16,528	91.4	149.7	11.6
1952						
1st Quarter	464.8	8.6	4,340	21.3	25.6	2.2
2nd Quarter	738.5	10.9	3,839	12.9	30.9	1.7
3rd Quarter	813.6	12.4	3,598	21.3	47.2	3.0
4th Quarter	508.1	15.9	4,440	31.1	54.7	4.1
Total, 1952	2,525.0	47.8	16,217	86.6	158.4	11.0
1953						
1st Quarter	532.6	10.3	4,367	26.0	34.8	2.3
2nd Quarter	751.6	8.9	4,418	26.0	38.2	2.1

(1) Includes Siding.

(2) Data not available prior to 1948.

(3) Data not available for 1945.

(4) Quarterly data not available.

TABLE 41.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — JUNE, 1953 — *Continued.*
(In Units Specified)

Period	Cement and Cement Products			Sanitary Ware		
	Cement	Concrete Blocks ⁽¹⁾	Cement Pipe and Tile ⁽¹⁾	Bath Tubs	Sinks ⁽¹⁾	Wash Basins ⁽¹⁾
	Millions of Barrels of 350 lbs.	Millions of Blocks	Thousands of Tons	Thousands of Units	Thousands of Units	Thousands of Units
1945	7.8	—	—	56.3	—	—
1946	10.7	31.7	94.8	57.9	103.7	78.6
1947	12.2	39.8	134.7	81.1	120.7	91.7
1948	14.0	50.2	159.3	102.1	139.6	109.7
1949	16.1	48.2	117.1	132.5	192.0	140.8
1950	16.7	75.3	131.6	139.1	166.7	201.1
1951						
1st Quarter	4.0	17.0	36.8	37.3	35.9	54.4
2nd Quarter	4.4	24.2	69.3	38.0	37.9	59.2
3rd Quarter	4.5	22.1	71.1	27.8	24.6	47.8
4th Quarter	4.2	16.2	57.4	24.4	18.3	34.4
Total, 1951	17.1	79.5	234.6	127.5	116.7	195.8
1952						
1st Quarter	4.2	12.6	49.4	18.7	21.6	25.1
2nd Quarter	4.5	22.7	64.1	22.9	26.5	28.1
3rd Quarter	4.8	27.0	64.8	24.9	23.3	26.3
4th Quarter	4.9	25.0	57.4	36.3	38.0	42.2
Total, 1952	18.4	87.3	235.7	102.8	109.4	121.7
1953						
1st Quarter	5.0	16.4	61.3	37.7	35.9	43.5
2nd Quarter	5.7	30.7	65.1	38.9	58.0	45.0

(1) Data for 1945 are not available. Cement pipe and tile includes drainpipe, sewer pipe, water pipe, and culvert tile.

TABLE 41.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — JUNE, 1953 — *Concluded.*
(In Units Specified)

Period	Clay Products				Paints and Varnishes
	Building Brick ⁽¹⁾	Flue Linings ⁽²⁾	Vitrified Sewer Pipe ⁽²⁾	Structural Tile	
	Millions of Bricks	Thousands of Feet	Thousands of Feet	Thousands of Tons	(\$000)
1945	190.9	—	—	90.2	46,198
1946	274.1	940.1	3,055.9	134.4	55,180
1947	295.4	1,025.0	3,959.1	150.2	67,584
1948	316.7	1,197.6	5,066.7	157.3	78,999
1949	338.0	1,213.0	4,363.0	172.5	78,552
1950	365.7	1,309.8	4,900.9	184.0	87,627
1951					
1st Quarter	82.4	393.1	1,090.3	40.4	—
2nd Quarter	104.1	304.6	928.7	48.2	—
3rd Quarter	108.0	378.0	1,005.4	54.7	—
4th Quarter	91.6	390.1	919.3	48.5	—
Total, 1951	386.1	1,465.8	3,943.7	191.8	98,602 ⁽³⁾
1952					
1st Quarter	62.7	192.2	1,056.4	46.9	22,463
2nd Quarter	87.9	258.4	1,148.1	51.8	33,604
3rd Quarter	106.2	374.2	1,047.7	53.2	27,547
4th Quarter	104.5	426.7	1,311.2	50.8	23,100
Total, 1952	361.3	1,251.5	4,563.4	202.7	106,714
1953					
1st Quarter	85.0	306.4	1,219.5	43.7	25,662
2nd Quarter	108.0	362.4	1,360.4	45.3	33,794

(1) Data on production of building brick for the period 1949–1951 are estimated (see p. 112).

(2) Data for 1945 are not available.

(3) Quarterly data not available.

TABLE 42.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — JUNE, 1953.
(In Units Specified)

Period	Plumbing and Heating Equipment						Sanitary Ware			
	Domestic Heating Boilers		Hot Water Storage Tanks		Electric Hot Water Tank Heaters		Bath Tubs		Sinks	
	Thousands of Units		Thousands of Units		Thousands of Units		Thousands of Units		Thousands of Units	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	14.7	.7	196.1	1.2	160.3	18.1	129.5	1.2	186.6	12.1
1950	18.8	1.6	180.1	1.8	199.3	18.3	138.3	1.5	168.5	10.2
1951	17.5	3.2	156.9	2.2	218.2	54.1	108.2	13.2	103.7	24.4
1952										
1st Quarter	2.1	3.0	62.2	2.4	40.1	50.0	16.9	16.9	20.9	30.9
2nd Quarter	1.9	3.1	21.9	1.4	57.1	42.8	26.6	12.9	32.2	24.9
3rd Quarter	3.7	1.6	30.4	1.1	63.5	33.7	33.3	3.2	33.2	14.1
4th Quarter	4.1	1.1	36.8	4.5	57.1	35.6	28.8	10.5	32.3	18.8
Total, 1952	11.8	—	151.3	—	217.8	—	105.6	—	118.6	—
1953										
1st Quarter	2.7	2.8	45.6	2.9	55.3	45.1	32.5	15.3	36.2	18.2
2nd Quarter	2.8	4.4	41.3	2.9	71.1	43.6	35.0	18.3	49.1	34.0

TABLE 42.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — JUNE, 1953 — *Continued*.
(In Units Specified)

Period	Gypsum Products				Clay Products					
	Gypsum Wallboard		Gypsum Lath		Gypsum Plaster		Building Brick		Flue Linings	
	Millions of Sq. Ft.		Millions of Sq. Ft.		Thousands of Tons		Millions of Bricks		Thousands of Feet	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	228.4	1.2	176.4	.7	190.3	.9	315.2	30.1	1,190.5	35.9
1950	226.0	2.6	217.6	2.1	195.3	.9	361.6	22.2	1,295.5	20.6
1951	230.2	2.6	222.3	2.5	197.9	1.0	355.5	38.1	1,325.9	157.3
1952										
1st Quarter	53.4	3.5	43.5	3.3	43.2	1.3	63.7	38.7	242.3	110.4
2nd Quarter	53.9	3.6	44.3	2.2	49.6	.9	86.2	37.2	301.5	67.4
3rd Quarter	53.9	3.5	62.1	2.7	57.4	1.1	109.5	31.8	380.0	62.7
4th Quarter	69.1	4.2	59.8	2.2	53.8	1.3	102.7	27.9	359.1	120.8
Total, 1952	230.3	—	209.7	—	204.0	—	362.1	—	1,282.9	—
1953										
1st Quarter	58.9	4.2	60.2	3.8	53.4	1.1	78.2 ⁽¹⁾	34.9	357.8	169.2
2nd Quarter	59.5	6.4	64.6	4.8	55.0	1.0	104.2	35.4	380.0	148.9

(1) Revised.

TABLE 42.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949—JUNE, 1953—*Concluded*.
(In Units Specified)

Period	Cement Products			Non-Metallic Sheathed Cable	Mineral Wool				
	Cement	Concrete Blocks			Batts	Granulated and Loose			
		Millions of Barrels of 350 lbs.	Millions of Blocks						
							Sales	Stocks at End of Period	
1949	15.9	.8	46.1	85.2	1.4	130.6	2.0	3.8	.1
1950	16.6	.7	60.5	106.8	1.7	148.3	1.6	13.9	.4
1951	16.9	.9	62.5	87.2	4.8	148.0	3.2	21.4	.4
1952									
1st Quarter	3.6	1.5	8.6	18.7	7.5	26.0	3.7	2.1	.5
2nd Quarter	5.3	.8	21.4	14.8	5.3	32.4	3.6	1.8	.5
3rd Quarter	5.1	.3	23.4	24.3	2.4	47.5	3.3	3.1	.5
4th Quarter	4.4	.8	20.7	29.7	2.4	52.0	3.7	3.9	.5
Total, 1952	18.4	—	74.1	87.5	—	157.9	—	10.9	—
1953									
1st Quarter	4.0	1.7	12.1	25.4	2.8	34.1	4.4	2.2	.6
2nd Quarter	6.4	1.0	29.1	21.9	6.0	37.8	4.8	2.0	.6

TABLE 43.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — JUNE, 1953.
(In Units Specified)

Period	Lumber and Lumber Products		Sanitary Ware		Cement
	Hardwood Flooring	Wallboard Building Board	Bath Tubs	Closets, Sinks and Basins	
	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ "B.	(\$000)	(\$000)	Thousands of Barrels of 350 lbs.
1945	702	12.1	7	254	32.7
1946	404	18.7	206	535	350.1
1947	1,157	39.9	1,044	205	1,248.6
1948	8	18.3	231	83	1,120.7
1949	8,258	95.5	493	374	2,284.0
1950	7,001	33.8	560	551	1,386.2
1951					
1st Quarter	1,982	4.6	239	241	185.3
2nd Quarter	2,852	6.6	283	373	703.9
3rd Quarter	2,940	5.7	166	166	1,101.4
4th Quarter	1,926	6.2	153	164	336.8
Total, 1951	9,700	23.1	841	944	2,327.4
1952					
1st Quarter	2,137	6.0	75	110	62.6
2nd Quarter	3,090	6.7	150	135	504.7
3rd Quarter	3,468	6.6	238	187	1,584.9
4th Quarter	4,128	9.7	218	254	1,395.0
Total, 1952	12,823	29.0	681	686	3,547.2
1953					
1st Quarter	3,579	10.6	180	245	143.7 ⁽¹⁾
2nd Quarter	4,167	12.0	247	433	388.1

(1) Revised.

TABLE 43.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — JUNE, 1953 — *Continued.*
(In Units Specified)

Period	Building Brick	Mineral Wool	Gypsum Plaster	Builders' Hardware	Paints, Pigments and Varnishes
	Millions of Bricks	Thousands of Sq. Ft.	Thousands of Tons	(\$000)	(\$000)
1945	1.4	5,993	2.9	490	8,660
1946	1.1	7,822	7.6	653	9,436
1947	8.9	5,775	10.1	969	13,441
1948	8.3	74	10.0	1,076	14,276
1949	21.9	112	8.7	1,218	13,867
1950	16.7	139	22.4	1,483	18,213
1951					
1st Quarter	4.5	73	3.4	561	5,644
2nd Quarter	5.6	73	5.0	543	5,809
3rd Quarter	5.2	107	3.9	392	4,696
4th Quarter	3.8	99	3.4	399	4,676
Total, 1951	19.1	352	15.7	1,895	20,825
1952					
1st Quarter	2.1	126	1.4	363	4,022
2nd Quarter	3.7	124	2.4	400	4,711
3rd Quarter	5.1	91	4.8	408	3,523
4th Quarter	5.6	93	4.2	494	4,967
Total, 1952	16.5	434	12.8	1,665	17,223
1953					
1st Quarter	3.9	41	4.0	460	5,165
2nd Quarter	8.6	114	5.3	586	5,799

TABLE 43.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — JUNE, 1953 — *Concluded*.
(In Units Specified)

Period	Plumbing and Heating Equipment				Common Colourless Window Glass
	Warm Air Furnaces	Domestic Heating Boilers	Cast Iron Radiators	Electric Hot Water Tank Heaters ⁽¹⁾	
	Units	(\$000)	Sq. Ft.	Units	Millions of Sq. Ft.
1945	334	35	280	—	39.8
1946	1,542	133	7,595	—	43.7
1947	2,506	319	43,824	—	70.2
1948	7	16	0	3,214	96.3
1949	522	33	3,339	1,285	64.6
1950	1,035	54	19,754	2,687	68.5
1951					
1st Quarter	602	29	13,020	679	11.2
2nd Quarter	585	54	8,765	3,198	21.1
3rd Quarter	500	36	6,251	1,943	21.8
4th Quarter	608	21	772	2,194	15.4
Total, 1951	2,295	140	28,808	8,014	69.5
1952					
1st Quarter	178	26	11,683	1,084	8.4
2nd Quarter	527	28	40,366	3,489	8.2
3rd Quarter	1,418	64	35,568	3,980	9.3
4th Quarter	1,558	200	109,246	5,981	10.3
Total, 1952	3,681	318	196,863	14,534	36.2
1953					
1st Quarter	1,077	46	325	4,315	9.0
2nd Quarter	1,965	78	10,014	6,743	17.4

(1) Data for the period 1945-1947 are not available.

TABLE 44.—EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — JUNE, 1953.
(In Units Specified)

Period	Lumber and Lumber Products				
	Sawn Lumber	Hardwood Flooring	Wood Fibre Insulating Board	Wood Shingles	Wood Laths
	Millions of Ft. B.M.	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ " B.	Thousands of Squares	Thousands of Laths
1945	2,000.5	544	45.3	1,651	25,981
1946	2,083.3	106	36.1	1,775	26,193
1947	2,735.0	50	51.1	2,051	41,700
1948	2,467.7	25	40.2	2,353	55,513
1949	2,188.7	611	30.4	2,121	77,157
1950	3,562.5	16,135	17.6	2,924	96,157
1951					
1st Quarter	799.7	2,788	5.1	735	13,042
2nd Quarter	854.3	1,630	12.4	667	17,019
3rd Quarter	915.8	999	21.4	614	25,111
4th Quarter	863.3	723	16.2	573	18,769
Total, 1951	3,433.1	6,140	55.1	2,589	73,941
1952					
1st Quarter	756.3	790	14.4	524	8,463
2nd Quarter	949.0	775	12.3	630	14,875
3rd Quarter	791.2	766	9.4	349	31,823
4th Quarter	840.1	715	12.8	610	25,546
Total, 1952	3,336.6	3,046	48.9	2,113	80,707
1953					
1st Quarter	753.2	1,069	12.9	496	13,072
2nd Quarter	889.0	1,101	14.7	546	24,703

TABLE 44.—EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — JUNE, 1953 — *Concluded*.
(In Units Specified)

Period	Cement	Building Brick	Gypsum Plaster	Paints, Pigments and Varnishes
	Thousands of Barrels of 350 lbs.	Millions of Bricks	Tons	(\$000)
1945	281.9	3.7	447	3,973
1946	114.4	6.1	969	4,407
1947	88.0	4.2	1,423	7,346
1948	73.0	4.9	744	6,235
1949	19.2	4.3	163	3,604
1950	23.9	2.8	102	4,025
1951				
1st Quarter	.1	.4	26	1,163
2nd Quarter	.7	.9	77	1,995
3rd Quarter	.5	1.5	13	2,539
4th Quarter	1.3	1.0	54	2,301
Total, 1951	2.6	3.8	170	7,998
1952				
1st Quarter	.1	.5	8	1,137
2nd Quarter	.7	.9	253	1,064
3rd Quarter	1.6	1.0	31	826
4th Quarter	1.9	.9	34	746
Total, 1952	4.3	3.3	326	3,773
1953				
1st Quarter	.9	.4	26	728
2nd Quarter	4.5	1.1	37	878

TABLE 45.— PRODUCTION OF PIG IRON AND STEEL INGOT AND ESTIMATED
DOMESTIC DISAPPEARANCE OF ROLLING MILL PRODUCTS,
CANADA, 1945 — JUNE, 1953.
(Thousands of Net Tons)

Period	Pig Iron	Steel Ingot ⁽¹⁾	Rolling Mill Products ⁽¹⁾			
			Production from		Exports	Domestic Disappearance
			Canadian Ingot ⁽²⁾	Imports		
1945	1,786	2,761	1,988	789	40	2,737
1946	1,404	2,253	1,607	721	36	2,292
1947	1,973	2,855	2,052	906	51	2,907
1948	2,130	3,087	2,212	939	239	2,912
1949	2,163	3,090	2,190	1,157	162	3,185
1950	2,316	3,296	2,266	1,077	69	3,274
1951						
1st Quarter	615	875	626	299	13	912
2nd Quarter	643	888	644	432	17	1,059
3rd Quarter	626	802	571	434	11	994
4th Quarter	669	880	628	458	12	1,074
Total, 1951	2,553	3,445	2,469	1,623	53	4,039
1952						
1st Quarter	649	928	664	473	16	1,121
2nd Quarter	681	918	662	430	19	1,073
3rd Quarter	674	843	600	307	19	888
4th Quarter	678	911	643	381	25	999
Total, 1952	2,682	3,600	2,569	1,591	79	4,081
1953						
1st Quarter	708	1,013	695	333	34	994
2nd Quarter	779	1,053	720	386	48	1,058

(1) Excludes castings and forgings (see p. 113).

(2) This production is calculated as 72.5 per cent of Canadian ingot production on the basis of an average overall loss of 27.5 per cent in conversion from ingot to finished product.

TABLE 46.—SHIPMENTS OF PRIMARY IRON AND STEEL SHAPES TO CONSUMING INDUSTRIES,
CANADA, 1946 — JUNE, 1953.
(In Thousands of Tons)

Period	Building Construc- tion	Railway and Railway Car Shops	Con- tainers	Merchant Trade ⁽¹⁾ Products	Wholesalers and Warehouses	Automotive Industries	Miscella- neous ⁽¹⁾	Net Total Domestic Shipments	Producers Interchange ⁽¹⁾	Export Shipments	Total
1946	189.6	411.6	164.4	226.8	261.6	84.0	434.4	1,772.4	453.6	145.2	2,371.2
1947	273.6	463.2	171.6	250.8	331.2	138.0	556.8	2,187.6	806.4	168.0	3,162.0
1948	295.2	556.8	196.8	313.2	321.6	139.2	556.8	2,379.6	926.4	243.6	3,549.6
1949	362.7	534.6	205.6	351.3	354.9	150.2	529.6	2,488.7	953.8	219.5	3,662.0
1950	357.6	500.8	262.0	358.0	314.3	200.1	621.5	2,614.3	1,400.3	218.8	4,233.4
1951	383.6	555.8	301.4	412.5	326.1	249.9	819.6	3,048.9	1,680.8	70.3	4,800.0
1952											
1st Quarter	96.8	169.7	64.9	109.6	76.7	45.1	204.3	767.1	459.9	21.2	1,248.2
2nd Quarter	89.2	168.4	62.3	108.8	86.0	45.9	227.3	787.9	454.4	19.0	1,261.3
3rd Quarter	94.0	133.2	83.9	101.7	71.5	52.6	192.8	729.7	393.9	19.8	1,143.4
4th Quarter	94.5	147.1	69.2	82.6	98.7	84.9	195.2	772.2	385.5	22.1	1,179.8
Total, 1952	374.5	618.4	280.3	402.7	332.9	228.5	819.6	3,056.9	1,693.7	82.1	4,832.7
1953											
1st Quarter	99.7	124.8	76.3	82.6	97.3	83.3	190.7	754.7	361.9	57.7	1,174.3
2nd Quarter	101.8	158.1	67.3	104.7	105.7	92.2	173.9	803.7	377.6	54.7	1,236.0

(1) For details see p. 113.

TABLE 47.— PRODUCTION OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA,
1945 — JUNE, 1953.
(Thousands of Tons)

Period	Structural Steel	Galvanized Sheets	Steel Pipe and Fittings	Wire Nails and Spikes	Cast-Iron Soil Pipe and Fittings	Cast-Iron Pressure Pipe and Fittings
1945	150.2	61.6	139.3	70.0	20.8	45.9
1946	115.5	56.1	96.3	58.9	25.1	65.2
1947	161.2	89.2	90.4	77.4	32.5	77.7
1948	172.9	99.1	102.6	86.8	45.7	93.4
1949	180.2	97.5	164.2	88.5	47.6	91.5
1950	158.0	99.1	152.1	85.3	53.3	87.5
1951						
1st Quarter	55.2	26.2	43.8	22.0	15.2	38.6
2nd Quarter	55.7	29.3	41.0	23.2	16.9	32.9
3rd Quarter	41.9	28.5	41.1	20.5	11.8	27.5
4th Quarter	62.6	28.6	37.1	24.6	9.5	31.4
Total, 1951	215.4	112.6	163.0	90.3	53.4	130.4
1952						
1st Quarter	46.1	30.8	40.8	23.8	7.8	25.7
2nd Quarter	40.5	27.2	38.6	22.4	10.5	19.7
3rd Quarter	44.9	26.6	25.0	18.3	10.1	18.6
4th Quarter	45.2	26.9	34.4	17.2	13.6	19.5
Total, 1952	176.7	111.5	138.8	81.7	42.0	83.5
1953						
1st Quarter	57.2	29.4	36.5	13.4	14.2	16.9
2nd Quarter	47.6	26.1	35.7	18.7	13.5	19.9

TABLE 48.—SALES AND STOCKS OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA,
1949 — JUNE, 1953.
(Thousands of Tons)

Period	Steel Pipe and Fittings		Wire Nails and Spikes		Cast-Iron Soil Pipe and Fittings	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	189.3	17.6	91.5	5.6	41.4	6.0
1950	209.3	22.4	84.5	9.4	48.8	4.6
1951						
1st Quarter	45.1	14.0	21.6	6.0	13.8	3.0
2nd Quarter	44.4	10.4	23.4	9.9	13.8	4.3
3rd Quarter	35.8	15.4	20.6	12.6	10.1	4.8
4th Quarter	42.0	11.5	22.7	14.9	6.8	4.8
Total, 1951	167.3	—	88.3	—	44.5	—
1952						
1st Quarter	35.4	15.2	21.7	18.2	6.1	5.0
2nd Quarter	42.0	11.1	23.4	14.0	10.3	4.0
3rd Quarter	28.2	8.1	18.8	22.4	11.4	2.4
4th Quarter	34.4	8.6	14.9	15.1	13.6	4.2
Total, 1952	140.0	—	78.8	—	41.4	—
1953						
1st Quarter	35.3	10.6	13.2	15.3	8.2	8.1
2nd Quarter	32.5	13.5	20.9	13.1	10.2	10.0

TABLE 49.— IMPORTS AND EXPORTS OF SELECTED IRON AND STEEL BUILDING MATERIALS,
CANADA, 1945 — JUNE, 1953.
(In Units Specified)

Period	Imports				Exports			
	Structural Steel	Wire Nails	Galvanized Sheets	Skelp	Structural Steel	Wire Nails and Spikes	Cast-Iron Soil Pipe	Steel Pipe ⁽¹⁾ and Tubing
	Thousands of Tons	Tons	Tons	Tons	Thousands of Tons	Tons	Tons	Tons
1945	68.8	71	22,963	129,982	9.3	813.6	506	—
1946	99.5	680	15,331	54,385	7.8	1,270.5	157	3,158
1947	183.2	4,146	7,895	60,190	4.4	31.9	207	184
1948	194.3	6,315	7,047	60,783	10.5	1,854.1	658	2,812
1949	198.1	13,305	15,268	140,897	10.3	494.8	998	16,806
1950	170.4	3,471	7,110	167,114	2.2	2.4	1,366	5,853
1951								
1st Quarter	52.6	1,364	1,813	32,671	.4	6.4	293	384
2nd Quarter	88.3	4,079	2,317	32,764	.7	.5	304	702
3rd Quarter	89.5	2,757	1,921	42,024	.9	22.4	157	373
4th Quarter	98.3	1,901	1,723	39,831	1.3	7.5	183	220
Total, 1951	328.7	10,101	7,774	147,290	3.3	36.8	937	1,679
1952								
1st Quarter	80.7	2,145	1,860	39,092	1.6	34.4	310	785
2nd Quarter	50.2	882	1,523	50,750	1.4	72.4	297	178
3rd Quarter	43.7	2,098	1,219	17,045	1.2	5.6	409	18
4th Quarter	63.3	226	2,007	30,802	2.4	1.8	212	149
Total, 1952	237.9	5,351	6,609	137,689	6.6	114.2	1,228	1,130
1953								
1st Quarter	51.2	723	2,388	23,948 ⁽²⁾	2.0	0	131	30
2nd Quarter	65.3	583	2,681	37,986	1.6	3.1	46	33

(1) Data for 1945 are not available.

(2) Revised.

TABLE 50.— VOLUME OF SELECTED BUILDING MATERIALS UNLOADED⁽¹⁾
AT RAILWAY STATIONS IN CANADA,
1945 — JUNE, 1953.
(Thousands of Tons)

Period	Lumber, Timber, Box, Crate and Cooperage Material ⁽²⁾	Gravel, Sand and Crushed Stone	Lime and Plaster	Brick and Artificial Stone	Cement	Sewer Pipe and Drain Tile	Total
1945	3,622	3,954	411	401	837	57	9,282
1946	3,907	4,717	469	500	1,173	66	10,832
1947	4,395	5,868	554	619	1,314	84	12,834
1948	4,391	6,386	624	619	1,580	93	13,693
1949	4,111	5,500	628	564	2,012	83	12,898
1950	4,335	6,066	667	592	1,803	79	13,542
1951							
1st Quarter	1,046	745	167	158	375	15	2,506
2nd Quarter	1,185	1,898	225	195	579	28	4,110
3rd Quarter	1,158	2,504	181	199	550	35	4,627
4th Quarter	927	1,616	166	178	361	19	3,267
Total, 1951	4,316	6,763	739	730	1,865	97	14,510
1952							
1st Quarter	771	702	152	137	395	9	2,166
2nd Quarter	937	2,437	169	171	548	23	4,285
3rd Quarter	1,086	3,048	152	183	604	26	5,099
4th Quarter	1,027	2,146	161	187	494	15	4,030
Total, 1952	3,821	8,333	634	678	2,041	73	15,580
1953							
1st Quarter	924	933	149	132	469	9	2,616
2nd Quarter	1,052	2,235	148	159	648	25	4,266

(1) For source and explanatory note see p. 114.

(2) Includes plywood.

TABLE 51.— EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES,
CANADA, ⁽¹⁾ 1946 — JUNE, 1953.

Period	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$
1946	84,203	2,704	32.11
1947	97,787	3,439	36.09
1948	104,916	4,165	39.69
1949	109,401	4,726	43.32
1950	114,379	5,253	45.84
1951	121,599	6,232	51.25
1952			
January	112,145	5,410	48.24
February	108,989	5,771	52.95
March	110,503	6,177	55.90
April	111,973	6,328	56.51
May	112,375	6,339	56.41
June	118,558	6,708	56.57
July	100,647	5,500	54.65
August	111,799	6,096	54.52
September	124,378	7,262	58.39
October	124,644	7,327	58.78
November	120,525	7,257	60.21
December	120,017	7,133	59.43
Annual Average	114,713	6,442	56.05
1953			
January	116,419	6,177	53.06
February	116,260	6,877	59.15
March ⁽²⁾	117,398	6,925	58.99
April	118,465	6,976	58.89
May	120,507	7,162	59.43
June ⁽³⁾	124,239	7,225	58.15

(1) As reported by employers with 15 or more employees.

(2) Revised.

(3) Preliminary.

TABLE 52.—NON-SEASONAL LAYOFFS IN BUILDING MATERIAL PRODUCING INDUSTRIES,
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES
BY REASON FOR LAYOFF, CANADA,
MARCH, 1948 — AUGUST, 1953.

Period	Number of Estab- lishments	Number of Employees	Number of Employees by Reason for Layoff		
			Lack of Orders	Lack of Material	Other ⁽¹⁾
1948	68	6,842	1,678	933	4,231
1949	69	3,644	2,339	296	1,009
1950	57	3,355	1,343	800	1,212
1951	58	2,847	935	957	955
1952					
1st Quarter	22	1,222	924	124	174
2nd Quarter	12	762	448	—	314
3rd Quarter	10	372	179	35	158
4th Quarter	12	755	538	—	217
Total, 1952	56	3,111	2,089	159	863
1953					
January	0	—	—	—	—
February	4	299	239	60	—
March	1	35	—	35	—
1st Quarter	5	334	239	95	—
April	1	35	—	—	35
May	0	—	—	—	—
June	5	148	78	50	20
2nd Quarter	6	183	78	50	55
July	5	182	10	50	122
August	4	151	105	—	46

(1) See p. 114.

SECTION 6
BUILDING LABOUR

TABLE 53.—EMPLOYMENT, (1) UNEMPLOYMENT, AND THE LABOUR FORCE BY INDUSTRY, CONSTRUCTION, NON-AGRICULTURAL AND ALL INDUSTRIES, CANADA, 1945 — JUNE, 1953.
(In Thousands)

Period	Persons Employed			Persons Unemployed			Labour Force		
	Construction		Non-Agricultural Industries	Construction ⁽³⁾ Industry	Non-Agricultural Industries	All Industries	Construction Industry	Non-Agricultural Industries	All Industries
	Occupation ²	Industry							
1945	—	145	3,277	—	70	72	—	3,347	4,483
1946	—	241	3,428	8	123	126	249	3,551	4,828
1947	—	254	3,658	8	89	91	262	3,747	4,912
1948	260	295	3,762	7	80	82	302	3,842	5,030
1949	350	350	3,895	16	101	103	366	3,996	5,121
1950	339	338	4,029	36	165	169	374	4,194	5,225
1951	326	355	4,208	22	105	107	378	4,313	5,230
1952									
March	283	295	4,142	53	205	212	348	4,347	5,179
May	317	356	4,298	20	105	107	376	4,403	5,329
August	351	400	4,326	13	83	86	413	4,409	5,419
December	302	325	4,367	35	127	132	360	4,494	5,276
Annual Average	313	344	4,283	30	130	134	374	4,413	5,301
1953									
March	276	284	4,221	39	168	172	323	4,389	5,192
June	330	373	4,397	16	89	90	389	4,486	5,387

(1) Data for the period 1945-1950 relate to week ending nearest June 1 (see p. 115).

(2) Not available prior to August, 1947.

(3) Not available prior to 1946.

TABLE 54.—EMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE DISTRIBUTION OF CONSTRUCTION WORKERS, BY NUMBER OF HOURS WORKED PER WEEK, CANADA, MARCH, 1949 — JUNE, 1953.

Week Ending	Percentage of Workers, by Number of Hours Worked per Week					Average Number of Hours Worked ⁽¹⁾	Total Number of Hours Worked per Week (000)
	Less than 15	15-34	35-44	45-54	More than 54		
1949	4.7	5.9	42.8	37.0	9.6	43	13,674
1950	5.8	7.6	46.8	32.3	7.2	41	13,694
1951							
March 3	10.8	7.8	46.2	30.1	5.1	38	11,248
June 2	3.1	6.3	48.0	31.8	10.8	43	15,136
August 18	5.2	7.2	44.7	30.8	12.1	42	16,338
November 3	4.4	10.0	50.4	28.3	6.9	41	14,700
Annual Average	5.9	7.8	47.3	30.2	8.7	41	14,355
1952							
March 1	11.9	7.8	48.1	25.8	6.4	38	11,249
May 31	4.2	6.2	48.3	30.1	11.2	42	15,004
August 16	7.0	5.3	45.5	31.0	11.2	42	16,651
December 13	7.7	10.5	54.4	23.4	4.0	39	12,563
Annual Average	7.7	7.4	49.1	27.8 ⁽²⁾	8.2	40	13,867 ⁽²⁾
1953							
March 21	9.2	6.3	57.4	22.9	4.2	39	10,936
June 20	2.4	5.4	53.3	28.7	10.2	43	15,954

(1) For qualitative note see p. 115.

(2) Revised.

TABLE 55.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA,⁽¹⁾ 1945 — JUNE, 1953.

Period	Building Industry			Indexes of Employment (1939 = 100)	
	Number of Persons ⁽²⁾ Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$	Building Industry	Non- Agricultural Industries
1945	44,932	1,533	34.03	149.1	147.0
1946	65,386	2,230	33.97	213.3	146.0
1947	88,124	3,322	37.41	179.1	158.3
1948	100,726	4,192	41.41	311.8	165.0
1949	115,453	5,133	44.37	340.9	165.5
1950	121,661	5,653	46.33	356.8	168.0
1951	134,147	7,077	52.76	395.3	180.1
1952					
January	125,969	5,935	47.11	368.9	181.0
February	126,077	7,299	58.36	368.5	177.8
March	124,240	7,350	59.16	363.5	178.0
April	128,727	7,766	60.33	374.4	177.9
May	134,662	8,122	60.32	391.4	177.4
June	140,159	8,345	59.54	407.3	182.5
July	148,576	8,847	59.55	431.7	185.5
August	154,455	9,393	60.82	448.7	188.8
September	160,456	9,810	61.14	465.6	190.6
October	163,875	10,271	62.68	475.5	192.6
November	162,724	10,292	63.25	472.1	192.3
December	155,628	10,000	64.26	451.6	192.2
Annual Average	143,796	8,619	59.94	418.3	184.7
1953					
January	136,222	7,331	53.82	395.4	187.0
February	128,781	8,216	63.80	373.8	182.5
March ⁽³⁾	125,331	8,201	65.44	363.5	182.0
April	125,922	8,158	64.78	365.4	182.0
May	133,793	8,737	65.31	383.9	183.5
June ⁽⁴⁾	142,473	9,356	65.67	408.8	188.2

(1) As reported by employers with 15 or more employees.

(2) Data for the period 1945-1950 represent annual averages.

(3) Revised.

(4) Preliminary.

TABLE 56.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL
NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, ⁽¹⁾
1945 — JUNE, 1953.

Period	Number of Hourly Wage-Earners ²	Average Number of Hours Worked Per Week	Total Number of Hours Worked Per Week (000)	Average Hourly Earnings (Cents)	Average Weekly Earnings \$
1945	33,770	41.6	1,364	79.4	32.68
1946	52,899	40.4	2,057	82.7	32.28
1947	72,738	40.5	2,867	91.4	35.67
1948	82,341	40.8	3,296	101.6	40.26
1949	93,756	40.1	3,764	107.9	43.27
1950	98,507	39.6	3,907	113.3	44.85
1951	110,188	39.6	4,364	127.1	50.27
1952					
January	101,497	32.3	3,276	136.2	43.99
February	102,012	40.8	4,157	138.8	56.63
March	101,455	41.6	4,224	139.6	58.07
April	106,450	42.0	4,472	141.1	59.26
May	111,927	41.9	4,685	142.4	59.67
June	118,207	41.2	4,873	142.0	58.50
July	122,478	40.8	4,993	141.8	57.85
August	129,332	42.3	5,469	141.9	60.02
September	135,061	42.0	5,673	143.6	60.31
October	137,895	42.5	5,858	147.3	62.60
November	136,186	42.0	5,275	148.2	62.24
December	128,204	41.7	5,349	150.6	62.80
Annual Average	119,225	40.9	4,859	142.8	58.50
1953					
January	108,377	33.0	3,575	150.0	49.50
February	104,013	40.6	4,229	153.9	62.48
March ⁽³⁾	100,652	41.2	4,146	155.9	64.23
April	101,943	40.4	4,120	156.8	63.35
May	110,011	40.8	4,486	157.2	64.06
June ⁽⁴⁾	118,798	41.7	4,959	155.9	65.01

(1) As reported by employers with 15 or more employees.

(2) Refers to employees paid by the hour.

(3) Revised.

(4) Preliminary.

TABLE 57.—LABOUR INCOME IN THE CONSTRUCTION INDUSTRY AND
TOTAL LABOUR INCOME, CANADA, ⁽¹⁾
1945 — JUNE, 1953.

Period	Construction Labour Income (\$ Millions)		Total Labour Income (\$ Millions)	
	Current Dollars	1949 Dollars	Current Dollars	1949 Dollars
1945.....	225	300	4,953	6,604
1946.....	297	383	5,323	6,868
1947.....	405	478	6,221	7,336
1948.....	491	506	7,170	7,392
1949.....	558	558	7,761	7,761
1950.....	565	549	8,311	8,077
1951				
1st Quarter.....	122	112	2,217	2,030
2nd Quarter.....	152	135	2,377	2,129
3rd Quarter.....	176	152	2,499	2,164
4th Quarter.....	172	146	2,583	2,195
Total, 1951.....	622	545	9,676	8,518
1952				
1st Quarter.....	144	123	2,540	2,161
2nd Quarter.....	174	150	2,612	2,248
3rd Quarter.....	219	189	2,751	2,370
4th Quarter.....	214	185	2,840	2,449
Total, 1952.....	751	647	10,743	9,228
1953				
January.....	58	50	928	802
February.....	56	49	920	796
March.....	57	50	924	805
1st Quarter.....	171	149	2,772	2,403
April.....	63	55	949	828
May.....	72	63	969	847
June.....	72	63	979	852
2nd Quarter.....	207	181	2,897	2,527

(1) Includes Newfoundland from 1949.

TABLE 58.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,
CANADA, 1945—JULY, 1953.

As at Date of Reporting Closest to End of Month	Bricklayers		Carpenters		Painters		Plasterers		Plumbers and Pipe Fitters		Other Skilled and Semi-Skilled Construction Workers		Total Skilled and Semi-Skilled Construction Workers		Unskilled Construction Workers		Total Construction Workers	
	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants
1945	787	157	3,911	2,897	1,244	1,207	183	60	588	615	701	354	7,497	5,289	4,305	1,603	11,802	6,892
1946	793	168	2,428	4,760	493	2,067	179	62	279	1,146	428	663	4,591	8,865	2,638	2,199	7,229	11,064
1947	622	174	1,928	4,263	296	1,769	175	40	351	508	338	610	3,710	7,363	4,419	4,858	8,129	12,221
1948	411	265	1,715	6,081	246	1,825	200	62	268	532	183	785	2,375	8,929	1,902	6,334	4,426	15,884
1949	223	564	542	10,049	206	2,413	181	122	137	917	128	1,269	1,417	15,400	940	10,096	2,357	25,496
1950	238	789	479	13,772	161	3,021	109	140	137	1,207	131	1,908	1,255	20,936	1,368	12,848	2,623	33,785
1951	160	802	877	11,484	185	2,730	39	349	150	902	214	1,550	1,624	17,816	1,832	10,309	3,456	28,124
1952	210	1,417	702	14,935	139	3,342	48	544	205	1,164	315	1,951	1,622	23,473	1,377	14,923	2,998	38,479
1953																		
January	65	3,108	161	31,185	29	7,058	11	919	272	1,374	67	5,297	605	48,941	203	33,609	808	82,550
February	55	3,109	132	33,526	60	6,483	22	855	249	1,767	52	5,324	570	51,064	278	35,806	848	86,870
March	92	2,633	488	31,815	151	5,017	18	771	273	2,023	167	5,119	1,189	47,378	767	35,103	1,956	82,481
April	178	1,758	624	20,278	265	2,485	43	488	185	1,634	394	3,242	1,689	29,885	1,576	22,173	3,265	52,058
May	219	746	752	10,283	403	1,029	37	272	137	1,163	410	1,727	1,958	15,224	1,825	13,942	3,783	28,266
June	200	517	754	6,417	277	7,822	61	162	180	851	448	1,223	1,920	9,992	1,651	10,840	3,571	20,832
July	288	361	669	4,632	154	861	75	105	202	674	314	1,005	1,702	7,638	1,541	9,308	3,243	16,946

(1) Data for period 1945-1952 are annual averages.

TABLE 59.—NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1945 — JUNE, 1953.

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Other Construction Workers ⁽¹⁾	Total Construction Workers
1945	410	7,588	4,333	81	1,550	2,761	842	17,565
1946	316	11,814	5,618	150	1,804	2,682	1,249	23,633
1947	367	13,067	5,207	152	1,648	1,884	1,300	23,625
1948	1,375	24,425	7,728	411	2,796	2,561	4,988	44,284
1949	2,793	37,479	11,042	1,358	4,290	4,405	8,096	69,463
1950	2,620	35,038	9,708	1,452	4,752	3,978	7,922	65,470
1951	3,587	37,759	11,116	2,283	4,678	3,027	8,259	70,709
1952								
1st Quarter	2,630	20,865	4,338	1,338	2,660	1,546	4,343	37,720
2nd Quarter	640	5,845	1,026	333	1,349	905	1,547	11,645
3rd Quarter	238	3,078	1,294	209	772	834	1,321	7,746
4th Quarter	1,000	11,255	4,287	555	789	721	4,043	22,650
Total, 1952	4,508	41,043	10,945	2,435	5,570	4,006	11,254	79,761
1953								
January	1,228	8,520	1,824	420	660	374	2,374	15,400
February	1,138	7,964	1,430	412	938	486	1,868	14,236
March	618	5,812	838	352	920	490	1,604	10,634
1st Quarter	2,984	22,296	4,092	1,184	2,518	1,350	5,846	40,270
April	266	3,048	456	228	668	406	898	5,970
May	144	1,236	192	92	400	302	418	2,784
June	112	1,150	288	48	360	352	462	2,772
2nd Quarter	522	5,434	936	368	1,428	1,060	1,778	11,526

(1) Comprises foremen, inspectors, managers, structural iron workers, and other construction occupations.

TABLE 60.— APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING⁽¹⁾ AND GRADUATES, CANADA, (2)
1945 — JUNE, 1953.

Period	Bricklaying		Carpentry		Painting and Decorating		Plastering		Plumbing and Steamfitting		Electrical		Sheet Metal		All Trades	
	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates
1945 ⁽³⁾	46	1	237	14	61	4	21	2	318	13	361	19	167	14	1,211	67
1946	80	11	289	50	79	18	31	2	499	51	584	65	248	39	1,810	236
1947	357	28	1,151	172	291	42	161	14	1,182	116	1,170	200	559	70	4,871	642
1948	675	211	1,537	437	297	87	248	54	1,555	161	1,342	346	629	163	6,283	1,459
1949	573	300	1,365	557	230	108	245	98	1,704	573	1,336	495	571	192	6,024	2,323
1950	369	124	1,043	260	165	45	252	70	1,607	523	1,273	357	512	136	5,221	1,515
1951	—	93	—	233	—	28	—	59	—	324	—	349	—	112	—	1,198
1952																
1st Quarter	346	16	975	42	163	9	282	16	1,642	56	1,405	83	632	29	5,445	251
2nd Quarter	341	16	957	59	149	13	272	16	1,645	85	1,427	85	619	19	5,410	293
3rd Quarter	335	22	934	67	142	4	256	17	1,368	60	1,348	66	611	35	4,994	271
4th Quarter	321	15	946	47	156	9	264	17	1,647	75	1,494	55	589	30	5,417	248
Total, 1952	—	69	—	215	—	35	—	66	—	276	—	289	—	113	—	1,063
1953																
1st Quarter	371	14	944	37	162	8	227	26	1,767	63	1,628	78	627	20	5,726	246
2nd Quarter	328	18	947	57	169	6	217	15	1,741	93	1,686	62	648	21	5,736	272

(1) At beginning of period.

(2) Data do not include Prince Edward Island which has no organized apprenticeship training and Quebec for which no reports on apprenticeship training are available.

(3) Data for 1945 excludes New Brunswick for the year and Alberta, Saskatchewan and Manitoba for the first nine months of the year.

TABLE 61.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA,
1945 — JUNE, 1953.

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Total Skilled Construction Workers	Semi-Skilled and Unskilled Construction Workers	Total Construction Workers
1945	8	264	30	2	31	65	45	445	0	445
1946	21	267	80	8	64	169	24	633	51	684
1947	164	778	241	55	164	653	141	2,196	671	2,867
1948	454	1,281	348	122	234	827	161	3,427	3,075	6,502
1949	413	809	225	76	141	581	72	2,317	969	3,286
1950	303	639	174	37	98	369	40	1,660	448	2,108
1951	1,949	3,087	956	170	662	2,450	300	9,574	973	10,547
1952										
1st Quarter	424	697	210	35	115	316	59	1,856	169	2,025
2nd Quarter	513	921	297	64	172	451	62	2,480	689	3,169
3rd Quarter	175	385	140	25	72	227	42	1,066	80	1,146
4th Quarter	79	214	104	12	45	151	38	643	48	691
Total, 1952	1,191	2,217	751	136	404	1,145	201	6,045	986	7,031
1953										
1st Quarter	103	221	98	19	63	146	38	688	193	881
2nd Quarter	378	923	363	59	214	498	116	2,551	411	2,962

TABLE 62.—STRIKES AND LOCKOUTS IN THE BUILDING INDUSTRY, THE BUILDING MATERIAL INDUSTRIES,
AND IN ALL INDUSTRIES, CANADA, 1945 — JUNE, 1953.

Period	The Building Industry				Building Material Industries				All Industries			
	Number of Strikes	Number of Workers	Time Lost in Working Days	Number of Strikes	Number of Workers	Time Lost in Working Days	Number of Strikes	Number of Workers	Number of Strikes	Number of Workers	Time Lost in Working Days	Number of Workers
1945	5	325	2,848	17	2,687	10,703	197	96,068	197	96,068	1,457,420	96,068
1946	12	892	6,535	23	39,684	1,459,840	228	139,474	228	139,474	4,516,393	139,474
1947	32	6,057	44,262	25	3,037	58,049	236	104,120	236	104,120	2,397,340	104,120
1948	18	3,322	39,546	11	1,189	7,405	154	42,820	154	42,820	885,793	42,820
1949	13	3,602	41,120	10	890	11,420	137	51,437	137	51,437	1,063,667	51,437
1950	12	2,258	28,836	19	7,295	69,344	161	192,153	161	192,153	1,389,039	192,153
1951	31	7,260	63,569	23	1,705	19,081	373	128,620	373	128,620	901,739	128,620
1952 ⁽¹⁾												
March	1	18	230	2	212	1,612	26	5,204	26	5,204	65,502	5,204
June	6	9,241	146,660	1	160	3,000	40	59,364	40	59,364	708,382	59,364
September	6	1,494	9,580	1	360	240	41	15,045	41	15,045	203,245	15,045
December	4	673	6,134	0	—	—	18	3,646	18	3,646	47,279	3,646
Total, 1952 ⁽²⁾	51	29,687	343,866	17	2,652	25,452	389	226,245	389	226,245	2,869,587	226,245
1953 ⁽¹⁾												
January	3	273	3,150	0	—	—	14	2,136	14	2,136	31,050	2,136
February	1	28	250	0	—	—	19	3,757	19	3,757	23,777	3,757
March	4	1,056	2,247	2	87	150	21	5,450	21	5,450	33,018	5,450
April	1	9	50	0	—	—	21	3,562	21	3,562	29,120	3,562
May	1	700	175	2	105	2,150	30	4,748	30	4,748	36,127	4,748
June	2	250	1,475	1	40	1,000	31	6,452	31	6,452	57,342	6,452

(1) Preliminary.

(2) Since some strikes overlap from one month to another, annual totals of the number of strikes, and number of workers involved, need not equal the sums of the respective monthly figures.

SECTION 7
BUILDING COSTS

TABLE 63.—INDEXES OF RESIDENTIAL BUILDING MATERIAL PRICES AND COMPOSITE INDEXES OF
CONSTRUCTION MATERIAL PRICES, CANADA, 1945 — JULY, 1953.
(1949=100)

Period	Lumber and its Products	Cement, Gravel and Sand	Brick, Tile and Stone	Paint and Glass	Lath, Plaster and Insulation Materials	Roofing Materials	Plumbing and Heating Equipment	Electrical Equipment Fixtures	Other Materials	Composite Index Residential Building Materials	Non- Residential Building Materials
1945	59.4	80.4	77.1	79.2	88.6	70.3	67.8	64.3	72.8	65.1	71.4
1946	62.7	80.3	80.2	80.3	88.1	75.9	70.6	67.5	72.2	67.7	75.0
1947	75.1	86.4	88.4	94.4	90.7	89.4	80.6	81.8	81.8	79.1	84.5
1948	94.9	96.3	94.8	101.9	98.7	104.6	93.4	97.9	92.8	95.4	95.9
1949	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1950	108.1	103.3	108.4	97.3	98.7	122.2	101.7	106.4	103.6	106.4	105.0
1951	131.9	111.0	119.7	110.1	106.8	122.9	116.7	122.4	121.5	125.5	118.6
1952											
January	131.8	116.8	121.4	110.0	107.1	109.5	120.4	126.2	127.0	126.3	123.0
February	131.4	117.2	121.4	111.6	107.1	115.7	120.4	124.5	127.0	126.2	123.0
March	130.6	117.2	127.5	111.2	107.1	114.2	120.2	122.0	127.0	127.0	123.1
April	129.0	116.7	127.5	110.5	109.2	112.5	120.4	120.2	130.0	124.9	122.5
May	128.3	116.7	131.7	107.8	109.2	111.0	120.0	120.2	130.0	124.5	122.7
June	128.3	116.7	131.7	108.1	109.2	109.4	119.4	119.2	130.0	124.3	122.6
July	128.2	116.8	131.7	107.1	109.2	112.6	119.4	122.8	130.0	124.5	122.9
August	128.2	118.2	131.7	107.1	109.2	115.7	119.4	122.6	130.0	124.6	123.0
September	128.2	118.9	131.7	107.1	109.2	114.2	119.4	122.4	130.0	124.5	123.0
October	128.0	118.9	131.7	107.1	109.2	114.2	119.4	122.4	130.0	124.5	123.9
November	128.0	118.9	132.0	105.9	109.2	114.2	118.2	122.4	130.8	124.3	124.2
December	127.8	119.6	132.0	108.5	109.2	112.6	118.3	122.3	130.8	124.2	124.2
Annual Average	129.5	117.8	129.4	108.5	108.7	113.0	120.0	122.3	129.4	125.0	123.2
1953											
January	128.1	119.8	132.0	109.0	109.2	112.6	118.3	121.7	130.8	124.4	124.4
February	127.0	119.8	132.0	108.8	109.2	112.6	118.3	121.7	130.8	123.8	124.5
March	127.7	119.8	136.3	108.8	109.2	112.6	117.5	125.7	130.8	124.3	124.8
April	127.3	119.4	136.3	108.5	109.2	112.6	120.0	125.7	130.8	124.6	124.6
May	127.3	119.4	137.4	109.0	109.2	112.6	117.7	121.0	130.8	124.0	124.4
June	128.2	119.4	137.4	112.8	109.2	114.2	117.3	121.0	130.8	124.6	124.7
July	128.1	119.4	137.4	113.5	109.0	114.0	117.3	121.0	130.8	124.6	124.7

TABLE 64.—INDEXES OF AVERAGE HOURLY RATES IN CONSTRUCTION TRADES AND IN ALL INDUSTRIES, CANADA,

1945—JULY, 1953.

(1949 = 100)

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Unskilled Construction Workers	All Construction Workers	All Construction Workers (Including Holiday Pay Allowances)	All Industries (Including Holiday Pay Allowances)
1945	69.6	73.0	73.7	69.5	69.5	72.8	71.9	75.2	71.8	70.6	72.5
1946	76.1	80.3	80.3	75.2	76.2	80.1	81.4	80.0	76.0	74.9	74.8
1947	93.1	89.0	85.6	86.1	84.8	85.8	91.0	92.8	83.1	82.8	85.0
1948	98.1	97.9	96.7	98.5	95.3	97.0	97.3	98.7	94.4	94.4	95.8
1949	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1950	102.7	106.0	106.3	104.8	102.9	104.2	106.9	105.8	105.4	105.4	103.8
1951	110.5	116.9	117.6	111.2	111.6	114.9	116.4	116.7	115.3	115.3	114.7
1952											
January	116.4	124.1	125.8	116.0	117.8	123.7	124.8	124.3	119.1	119.7	
February	116.9	124.4	126.5	116.3	118.0	123.7	124.8	124.3	119.2	119.7	
March	116.9	124.4	126.8	116.3	118.0	123.7	129.5	124.3	119.2	119.7	
April	119.6	127.8	129.7	119.2	118.1	127.7	130.9	131.4	119.9	120.4	126.9
May	121.9	129.9	130.0	119.6	118.5	127.7	131.1	132.4	122.8	123.4	
June	122.1	130.0	130.1	119.7	118.6	129.1	131.3	132.6	123.1	123.8	
July	122.6	130.4	130.3	120.3	119.0	129.6	135.0	133.3	124.3	124.9	
August	122.8	131.6	130.4	120.7	120.8	129.9	135.0	133.6	126.5	127.2	
September	123.3	131.6	131.8	120.7	121.0	131.2	136.0	134.1	127.2	127.8	
October	123.3	131.9	133.9	120.7	123.3	131.2	136.1	134.1	128.7	129.3	129.5
November	123.3	132.4	134.2	120.7	123.3	131.8	136.1	134.2	128.9	129.5	
December	123.3	132.4	134.2	120.7	123.3	131.8	136.1	134.2	128.9	129.5	
Annual Average	121.0	129.3	130.3	119.2	120.0	128.5	132.2	131.1	124.0	124.5	
1953											
January	123.4	132.4	134.2	120.9	123.3	131.9 ⁽²⁾	136.1	134.2	129.0	129.7	
February	123.4	132.4	134.2	120.9	123.3	131.9 ⁽²⁾	136.2	134.2	129.0	129.7	
March	123.5	132.4	134.3	121.2	123.8	131.1 ⁽²⁾	136.3	134.2	129.0	129.7	
April	125.7	132.5	135.5	124.0	128.3	132.3	136.3	134.2	130.1	130.8	131.7
May	126.2	133.0	135.5	124.3	128.8	132.7	136.7	134.3	130.3	134.1	
June	126.4	135.1	136.6	124.7	129.2	132.8	137.0	135.7	131.5	135.3	
July	126.4	135.2	137.3	124.7	129.4	134.3	137.2	138.3	132.0	135.8	

(1) Data for intervening months not available.

(2) Revised.

TABLE 65.—COMPOSITE INDEXES OF WAGE RATES AND MATERIAL PRICES IN THE CONSTRUCTION INDUSTRY, WITH WHOLESALE PRICES OF ALL COMMODITIES AND CONSUMER PRICE INDEX WITH SUB-INDEXES OF RENT AND HOME OWNERSHIP, CANADA, 1945 — AUGUST, 1953.
(1949 = 100)

Period	Residential Building Materials and Wage Rates	Non-Residential Building Materials and Wage Rates	Wholesale ⁽¹⁾ Prices of all Commodities	Rent ⁽¹⁾	Home Ownership ⁽²⁾	Shelter Cost ⁽²⁾	Total Consumers Price Index
1945	67.2	71.1	66.6	91.1	—	—	75.0
1946	70.4	75.0	70.0	91.6	—	—	77.5
1947	80.5	83.9	82.3	94.9	—	—	84.8
1948	95.0	95.7	97.5	98.1	—	—	97.0
1949	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1950	106.0	105.1	106.5	108.2	103.6	106.2	102.9
1951	121.7	117.4	121.1	114.5	114.4	114.4	113.7
1952							
January	123.8	121.8	119.4	118.6	117.8	118.3	118.2
February	123.8	121.8	117.3	118.6	118.0	118.3	117.6
March	124.3	121.9	116.4	119.9	118.0	119.1	116.9
April	123.2	121.8	114.0	119.9	118.8	119.4	116.8
May	124.1	122.9	113.4	119.9	119.2	119.6	115.9
June	124.1	123.0	114.2	121.3	119.2	120.4	116.0
July	124.7	123.6	113.7	121.3	119.6	120.6	116.1
August	125.6	124.5	112.9	121.3	119.7	120.6	116.0
September	125.7	124.7	112.0	123.3	119.8	121.2	116.1
October	126.3	125.8	111.5	123.3	120.4	121.5	116.0
November	126.3	126.1	111.9	123.3	120.3	121.4	116.1
December	126.2	126.1	111.6	123.3	120.7	122.2	115.8
Annual Average	124.8	123.7	114.0	120.9	119.3	120.2	116.5
1953							
January	126.4	126.3	111.7	123.5	120.7	122.3	115.7
February	126.0	126.3	111.4	123.8	120.7	122.5	115.5
March	126.3	126.5	111.9	123.9	120.6	122.5	114.8
April	126.8	126.8	110.8	124.2	120.6	122.7	114.6
May	127.8	127.8	111.0	124.3	121.0	122.9	114.4
June	128.6	128.4	111.8	125.5	121.0	123.6	114.9
July	128.7	128.6	111.6	125.9	121.3	123.9	115.4
August	— ⁽³⁾	— ⁽³⁾	112.2	126.2	121.4	124.1	115.7

(1) Prior to 1949 converted arithmetically from rental component of Cost of Living Index.

(2) Not available prior to 1949.

(3) Not yet available.

TABLE 66.— PERCENTAGE DISTRIBUTION OF NEW COMPLETED DWELLINGS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946 — JUNE, 1953.

Period of Completion	Number of Months under Construction ⁽¹⁾					Average Number of Months under Construction
	1 - 3	4 - 6	7 - 9	10 - 12	More than 12	
	(per cent)	(per cent)	(per cent)	(per cent)	(per cent)	
1946	—	—	—	—	—	11.0
1947	—	—	—	—	—	8.0
1948	20	32	27	12	9	6.5
1949	18	34	29	11	8	7.0
1950	17	37	26	10	10	7.2
1951	14	35	33	8	10	7.3
1952						
January	10	37	30	6	17	8.2
February	3	33	37	10	17	8.7
March	5	32	41	8	14	8.4
April	5	27	41	17	10	8.9
May	9	25	39	19	8	8.2
June	20	19	35	14	12	7.8
July	32	26	19	11	12	6.9
August	40	38	10	7	5	5.2
September	28	45	8	5	14	6.9
October	25	54	8	5	8	6.3
November	20	58	13	2	7	6.1
December	18	58	18	2	4	5.8
Annual Average	17	38	25	9	11	7.3
1953						
January	16	52	21	4	7	6.5
February	13	47	25	7	8	7.1
March	6	48	30	12	4	7.1
April	7	47	31	12	3	7.0
May	8	36	36	12	8	8.1
June	16	28	38	9	9	7.4

(1) Not available for 1946 and 1947.

SECTION 8
BUILDING INDUSTRY

TABLE 67.— BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES,
AND IN ALL INDUSTRIES, CANADA, 1945 — JUNE, 1953.

Period	Construction Industry				Building Material Industries				All Industries			
	Number of Bankruptcies (1)	Assets (\$000)	Liabilities (\$000)	Number of Bankruptcies (1)	Assets (\$000)	Liabilities (\$000)	Number of Bankruptcies (1)	Assets (\$000)	Liabilities (\$000)			
1945	56	248	645	12	105	290	264	1,650	3,792			
1946	35	358	580	3	41	56	269	3,411	5,984			
1947	53	581	1,102	29	878	1,107	509	6,994	11,107			
1948	73	679	1,375	25	1,286	1,309	799	12,849	18,151			
1949	68	1,158	1,775	55	2,550	3,281	1,045	18,616	27,058			
1950	148	1,601	2,879	40	728	1,328	1,275	20,757	32,113			
1951	138	1,352	2,685	28	2,078	2,767	1,349	19,294	32,739			
1952												
1st Quarter	46	417	848	9	190	328	451	3,792	6,285			
2nd Quarter	36	269	578	14	309	518	374	4,061	5,301			
3rd Quarter	17	250	480	9	183	296	264	2,432	4,886			
4th Quarter	38	892	1,355	15	327	519	345	6,625	12,411			
Total, 1952	137	1,828	3,261	47	1,009	1,661	1,434	16,910	28,883			
1953												
1st Quarter	39	327	868	9	378	533	373	3,814	6,395			
2nd Quarter	30	521	948	7	96	223	342	4,469	8,122			

(1) See p. 118.

TABLE 68.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES,
CANADA, 1945 — JULY, 1953.
(1939 = 100)

Period	Sixteen Building Material Companies	Eighty-two Industrial Companies
1945.....	118.0	102.7
1946.....	152.2	119.1
1947.....	139.9	108.9
1948.....	138.1	117.5
1949.....	145.8	113.1
1950.....	189.1	139.9
1951.....	277.3	188.6
1952		
January.....	300.4	204.7
February.....	298.4	203.1
March.....	291.4	200.2
April.....	278.7	197.9
May.....	269.1	189.0
June.....	273.0	191.7
July.....	286.3	195.8
August.....	304.6	197.1
September.....	295.7	191.1
October.....	282.3	180.6
November.....	289.7	185.5
December.....	292.6	186.3
Annual Average.....	288.5	193.6
1953		
January.....	298.7	191.1
February.....	296.0	186.4
March.....	298.4	187.3
April.....	287.1	176.1
May.....	279.9	174.5
June.....	275.4	170.5
July.....	283.3	176.0

PART III

SOURCES AND EXPLANATORY NOTES

SOURCES AND EXPLANATORY NOTES

Sources and explanatory notes are organized in the order of the factual material referred to in Parts I and II. Where figures are rounded to the nearest thousand or million, totals do not necessarily equal the sum of their constituent items. Frequent references are made to the Dominion Bureau of Statistics and to the Central Mortgage and Housing Corporation. In the following notes these organizations are designated by the abbreviations, "D.B.S." and "C.M.H.C." respectively.

PART I CHARTS

FIGURE 1.—Chart based on data shown in Tables 41 and 47.

FIGURE 2.—Chart based on data shown in Tables 63-65.

PART II TABULAR MATERIAL

TABLE 1.—Net family formation is the total number of families formed minus the number of existing families dissolved. The number of families formed is taken as the sum of marriages and married female immigrants. Dissolutions represent the sum of deaths to married persons, emigration of married females and divorces.

Data on marriages, deaths to married persons and data on divorces obtained by courtesy of the Vital Statistics Section, Division of Social Welfare, D.B.S. Quarterly deaths to married persons during 1952 and 1953 estimated by the Economic Research Department C.M.H.C., on the basis of total deaths during the corresponding periods. Quarterly data on divorces have been averaged from the annual totals and will be revised when actual data become available.

The net family formation series was adjusted by pro-rating the difference between the computed net family formation 1941-1951 and the actual number of families formed in the same period according to the 1951 census. During the intercensal period the computed net family formation totalled 685,300 while the 1951 census shows an increase of 682,300. The difference of 3,000 was pro-rated over the ten year period to conform with the census totals. The number of families at the end of 1949 does not represent the number of families at the end of 1948 plus net family formation in 1949 because of the inclusion of Newfoundland families in March, 1949.

TABLE 2.—Population data for 1951 represent the census count for that year. Data for births deaths and marriages obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S.

Until the end of 1951, annual and monthly data for births, deaths and marriages are based on tabulated figures by month of occurrence on the basis of residence. Figures for 1952 and 1953 are provisional and represent registrations filed in Provincial Vital Statistics offices during the month under review regardless of month of occurrence.

Source immigration data is the same as for Table 4.

TABLE 3.—Data obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S. Total births in this table do not equal total births in Table 2 as in this table illegitimate births are excluded.

TABLE 4.—Data compiled by the Economic Research Department, C.M.H.C. through courtesy of the Immigration Branch, Department of Citizenship and Immigration.

TABLE 5.—Source of data shown in Table 5 are as follows:

1945 *Housing Statistics*, 1946, D.B.S.

1946 Data for completions obtained from *Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and other Areas as Completed in the Nine Months Ending September 30, 1947*, D.B.S. Data for units under construction at the end of 1946 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S.

- 1947 Data for completions obtained from *Supplement to Housing Statistics*, 1947, D.B.S. Data for units under construction at the end of 1947 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S. Data for starts during 1947 estimated by Economic Research Department, C.M.H.C. from figures supplied by Public Finance Statistics Division, D.B.S.
- 1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.
- 1950-1953 Data obtained from monthly issues *New Residential Construction*, D.B.S.

Data for housing units completed in Canada during 1945, 1946 and 1947 are based on returns received from 623 municipalities out of a total of 3,845 or approximately 66 per cent of the total population of incorporated municipalities. For detailed explanation of coverage and statistical technique used see *Housing Statistics*, 1946, D.B.S.

Estimates for 1948-1953 are based on the results of a nation-wide survey carried out each month by D.B.S. with the co-operation of C.M.H.C. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

The figures for units under construction are subject to adjustment each month because of errors in the designation of starts between single and multiple units, and also because of the cancellation of some starts reported in previous months.

TABLE 6.—Actual data were obtained from the same sources as are shown for the material in Table 5. The seasonally adjusted series was prepared by the Economic Research Department, C.M.H.C., in the following manner:

First a seasonally adjusted quarterly series was prepared for each region, Maritimes, Quebec, Ontario, Prairies, and British Columbia. These series were added together to obtain quarterly figures for Canada and multiplied by four to express the series in terms of an annual rate. The regional seasonal indexes on which the series is based were calculated by the moving average method. Data for Newfoundland are included from 1949.

TABLE 7.—The data on dwellings stated in metropolitan areas and in other cities and towns with population of 5,000 and over are obtained by direct count by C.M.H.C. Dwellings started in other areas are estimates prepared by D.B.S. based on sample surveys. Sources of data are:

- 1947 Data compiled by the Economic Research Department, C.M.H.C., from figures supplied by the Public Finance Statistics Division, D.B.S.
- 1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.
- 1950-1953 Data obtained from monthly issues *New Residential Construction*, D.B.S.

TABLE 8.—Sources are the same as for Table 5.

TABLE 9.—Sources of data shown in Table 9 are as follows:

- 1947 Data obtained from *Supplement to Housing Statistics*, 1947, *Dwelling Units—Types of Buildings and Types of Construction for Individual Municipalities and Others Areas*, D.B.S.
- 1948-1953 Sources are the same as for Table 5.

TABLE 10.—Data based on reports compiled by the Statistical Department, C.M.H.C.

TABLE 11.—Data for this table for the years 1945-1948 were obtained from *Residential Real Estate in Canada* by O. J. Firestone, University of Toronto Press, 1951, Tables 77, 78 and 79, pp. 282, 283 and 284. Annual data shown in *Residential Real Estate* for 1949 were preliminary and have been revised. Annual data since 1948 and quarterly estimates for 1951-1953 were computed by the Economic Research Department, C.M.H.C. Data for 1949-1953 include an allowance for Newfoundland.

Gross residential capital formation represents an estimate of expenditures on new construction including major improvements and alterations to existing structures. It includes also supplementary house-building expenses of installed non-moveable equipment and payments for professional services such as architectural and legal fees.

Capital consumption represents an estimate of depreciation, demolitions, and accidental losses to the stock of residential capital such as may be caused by fire, flood or storm.

Both gross residential capital formation and gross capital consumption are net of raw land and relate to the value of assets created by construction activity only.

Net land added to residential real estate represents the value of land put in use for housing purposes less the value of land withdrawn from residential use. The value of net land added for residential purposes together with the value of net capital formation provides a value for total net additions to Residential Real Estate.

The methods of estimating the net value of land put in use for residential purposes are outlined in detail in *Residential Real Estate*, pp. 418-431.

TABLE 12.—Source is the same as for Table 11. Values involved are based on 1939 prices throughout.

TABLE 13.—Data for "other" construction for the period 1945-1950 obtained from *Private and Public Investment in Canada 1926-1951*, Department of Trade and Commerce, Ottawa, p. 151. Annual data shown in *Private and Public Investment in Canada* for 1951 were preliminary and have been revised by the Economics Division, Department of Trade and Commerce.

For the period 1945-1953 housing data estimated by the Economic Research Department, C.M.H.C.

Data on gross national expenditure for the period 1945-1951 obtained from *National Accounts, Income and Expenditure, 1926-1950*, Research and Development Division, D.B.S. and *National Accounts, Income and Expenditure, 1951, and Preliminary 1952*, D.B.S.

TABLE 14.—Data for 1940-February, 1947, obtained from annual and monthly issues *Building Permits Issued in Canada*, Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S. Data for March-December, 1947, compiled by the Economic Research Department, C.M.H.C., from returns made to D.B.S. Data for 1948-1953, provided by courtesy of the General Assignments Division, D.B.S. The number of new dwelling units includes conversions.

TABLE 15.—Data obtained from monthly issues of *The Building Reporter*, published by Hugh C. Maclean Publications Limited, Toronto.

Contracts awarded may be used as an indicator of trends but they are liable to misinterpretation if used as indicators of total volume of residential activity. They relate only to projected work which may or may not be commenced. Coverage is apt to vary over a period of time.

Data on the number of *new housing units* estimated to be involved in contract awards for apartments which replace the series on *apartment blocks* shown in *The Building Reporter* have been derived by the application of a conversion factor to the value of contract awards for apartments made during the periods shown. This has been done to make the data more comparable with the series on building permits issued.

The conversion factor used is simply the average construction cost per dwelling unit of an apartment of the solid masonry type (brick facing and masonry blocks) prevailing throughout Canada during the first six months of 1946 as outlined in the study *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 40-41. 1946 construction costs for the units are estimated at \$6,053, of which \$3,178 are material costs, \$2,270 are on-site labour costs and \$605 are overhead and profits. This conversion factor was adjusted according to variations in the composite index of residential building material prices and wage rates in the construction industry as contained in Table 65.

TABLE 16.—Data compiled by Economic Research Department, C.H.M.C. Publicly-initiated housing comprises starts under the Veterans' Rental Housing Program of C.M.H.C. and the Armed Service Married Quarters' Program of the Department of National Defence, the Federal-provincial housing projects and units built under the Capital Assistance provisions of the Department of Defence Production. Privately-initiated housing with Federal Government financial assistance in the form of loans, covers starts under the National Housing Act, 1944, The Farm Loan Act, 1927, and the Veterans' Land Act, 1942. Privately-initiated housing with Federal Government financial assistance in the form of guarantees comprises starts under the Farm Improvement Loans Act, 1944, and the Rental Insurance Plan, except those rental insurance units approved for National Housing Act loans.

National Housing Act starts for 1947 and 1948 were distributed by quarter according to the pattern established by the number of housing units approved for loans. Starts under the rental insurance plan, the Farm Loan Act, 1927, and the Farm Improvement Loans Act, 1944, were considered to be equal to the number of units approved under these provisions.

As this tabulation covers new permanent houses only, Federal Government guarantees under the home extension provisions of The National Housing Act, 1944, financial assistance for Emergency Shelter units, and construction of temporary units by the Department of National Defence, are excluded.

Data on "publicly-assisted housing starts" for 1950-1952 as shown in this table differ from those shown in the 1950-1952 issues of *Mortgage Lending in Canada*, C.M.H.C., under the title "Dwellings Started and Completed by Principal Source of Financing and Province, Canada". The latter issues include starts of dwellings constructed for Government employees but excludes dwellings started on which double depreciation benefits have been extended. This table, on the other hand, excludes starts on dwellings built for Government employees and includes dwellings built under the double depreciation assistance. An additional difference between data in the two sources is due to the fact that only permanent dwellings are covered in this table whereas starts on temporary dwellings are included in the above mentioned issues of *Mortgage Lending in Canada*.

TABLES 17, 18, 19, 20.—Data compiled by the Statistical Department, C.M.H.C.

TABLE 21.—Data compiled by the Statistical Department, C.M.H.C. on a *net* basis. As a result allowances for cancellations, adjustments and reinstatements have been made in the month they were reported and negative figures may appear in a particular month, during which there were more cancellations reported than approvals made.

Whereas the data under the heading "Loans under N.H.A." comprise all Rental Insurance projects with N.H.A. loans approved at time of compilation, the data under the classification "with conventional loans" are residual and in addition to Rental Insurance. Projects without N.H.A. loans may include cases where an N.H.A. loan may be approved in a subsequent quarter. The distribution between N.H.A. loans and conventional loans are preliminary for the last quarter shown and are subject to revision in the Fourth Quarter, 1953 issue of *Housing in Canada*.

TABLE 22.—Data compiled by the Statistical Department, C.M.H.C.

TABLE 23.—Data compiled by the Economic Research Department, C.M.H.C. from reports prepared by the Statistical Department, C.M.H.C.

TABLE 24.—Data compiled by the Economic Research Department, C.M.H.C. from reports supplied by the Statistical Department and Public Housing Division, C.M.H.C.

The construction work involved in each project varies from one to another but in general a complete land assembly project includes surveying of roads and lots, installation of main and lateral sewers, water mains and hydrants, the ditching, grading, gravelling and surfacing of roads and driveways, the installations of street lights and filling and grading of grounds.

TABLE 25.—Data are from records of Accounting Division, C.M.H.C.

TABLE 26.—Data compiled by the Property Management Department, Mortgage and Real Estate Division, C.M.H.C.

TABLE 27.—Data to the end of 1946 compiled by Wartime Housing Limited.

Financial data for 1947-1953 compiled by the Accounting Division, C.M.H.C. For the years 1947 and 1948, data on the number of housing units started, completed and under construction compiled by the Program Section, Construction Division, and for 1951-1953 by the Statistical Department, C.M.H.C.

TABLE 28.—Data compiled by Statistical Department from data supplied by the Property Management Section, Mortgage and Real Estate Division, C.M.H.C.

TABLE 29.—Data compiled by the Statistical Department and Accounting Division, C.M.H.C.

TABLE 30.—Data compiled by the Economic Research Department, C.M.H.C., from reports prepared by the Statistical Department, C.M.H.C.

Data on expenditures are from the records of the Accounting Division, C.M.H.C.

TABLE 31.—Data compiled by the Statistical Department and Accounting Division, C.M.H.C.

TABLE 32.—Data compiled by the Economic Research Department, C.M.H.C. from information obtained by courtesy of the Research and Statistics Division, Department of Veterans' Affairs. Data on expenditures for 1950-1953 are not comparable with data for previous years as excess costs borne by the veterans and certain improvements included in previous years are not available for 1950-53.

TABLE 33.—Data obtained by courtesy of the Canadian Farm Loan Board, Department of Finance.

TABLE 34.—Data obtained by courtesy of the Supervisor, The Farm Improvement Loans Act, Department of Finance.

TABLE 35.—Data obtained by courtesy of the Quebec Farm Credit Bureau.

TABLE 36.—Data compiled by the Economic Research Department, C.M.H.C. from monthly reports submitted by 112 lending institutions comprising 40 life insurance companies, 35 trust companies, 22 loan companies, 7 fire insurance companies, and 8 fraternal societies. These companies advanced 94 per cent of the total cash disbursements on mortgage loan account for Canadian real estate made by all companies of these types in 1951.

TABLE 37.—Data compiled by Economic Research Department, C.M.H.C. Source is the same as for Table 36.

TABLE 38.—Data compiled by Economic Research Department C.M.H.C. from sources as outlined in Table 36. Data of Joint Loans supplied by Statistical Department, C.M.H.C.

TABLE 39.—Data compiled by the Economic Research Department, C.M.H.C. The number of mortgages registered, Greater Toronto Area, 1945-1953 were obtained from the Toronto Registry Office, York East and West Registry Offices and Toronto and York Land Titles Office.

The number of mortgages discharged, Greater Toronto Area, 1945-1953, were obtained from the Toronto Registry Office, York East and West Registry Offices and estimates of discharges from Toronto and York Land Titles Office.

The number of real estate transfers obtained through courtesy of the Inspector of Legal Offices.

The number of mortgages registered and discharged in the Province of Ontario reflect mortgage activity as recorded in the 65 registry and 16 land titles offices of the province. Data for the 65 registry offices and one land titles office are based on original records made available by courtesy of the Inspector of Legal Offices, Province of Ontario. Coverage of the remaining 15 land titles offices were obtained by means of a sample survey of the mortgage registrations and discharges during the month of September, 1952, recorded in 10 land titles offices. This information was used in conjunction with the data mentioned above to produce estimates for the province as a whole. For further details of the sample survey see *Mortgage Lending in Canada*, 1952, p. 101.

Estimates for Ontario in 1953 based on data supplied for Greater Toronto.

TABLE 40.—Data compiled by Economic Research Department, C.M.H.C., from information provided by courtesy of D.B.S.

The indexes of production are based on the total value of output of the more important construction materials in terms of 1949 prices and provide a rough indication of trends in domestic construction activity. As this is true to a somewhat less degree in the case of lumber, and because of its heavy weight in relation to the other materials, it has been shown separately.

The indexes of domestic disappearance are designed to measure the rate of absorption of construction materials and provide a somewhat closer indication of trends on the

domestic scene. As in the case of the production indexes values are based on 1949 prices. To obtain these indexes the production indexes were adjusted, where possible, by the addition of imports, the deduction of exports and more significantly the replacement of the original production data with data on factory sales, thus taking into account changes in producers' inventories. Caution should be taken in the interpretation of this series as it does not take into consideration changes in dealers inventories. This is particularly true with regard to lumber as a very large proportion of yearly output or factory shipments are taken up in this manner. Because of this fact these series cannot be relied upon to give a short term indication of actual absorption of materials on site.

TABLE 41.—Sources of data for building materials are as follows:

Sawn Lumber:

1945—1949 Annual issues of *The Lumber Industry in Canada*, D.B.S.

1950—1953 Monthly issues *Production Shipments and Stocks on Hand at Sawmills*, D.B.S.

Hardwood Flooring:

1946—1953 By courtesy the Timber-Controller, Department of Trade and Commerce. The unit measure, square feet represents a surface measure, plus an allowance for waste and tongue irrespective of thickness.

Wood Fibre Building Board:

1945 By courtesy of the Forest Products Statistics Section, D.B.S.

1946—1953 Monthly issues *Rigid Insulating Board Industry*, D.B.S.

Building Brick and Structural Tile:

(Data relates to face and common brick only)

1945—1950 *Clay and Clay Products*, 1950, D.B.S.

1951—1953 Monthly issues *Products Made From Canadian Clays*, D.B.S.

Flue Linings; Vitrified Sewer Pipe; Non-Metallic Sheathed Cable; Bath Tubs; Sinks; Wash Basins:

1945—1953 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Mineral Wool (Batts, Granulated and Loose):

1945—1950 Annual issues *The Stone Industry in Canada*, D.B.S.

1951—1953 Monthly issues *Mineral Wool*, D.B.S.

Cement:

1945—1950 Annual issues *The Cement Manufacturing Industry in Canada*, D.B.S.

1951—1953 Monthly issues *Cement and Cement Products*, D.B.S.

Concrete Blocks; Cement Pipe and Tile:

1945—March, 1949 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

April, 1949—1953 Monthly issues *Cement and Cement products*, D.B.S.

Production figures are estimated since D.B.S. figures include only 85% of total output in this industry.

Gypsum Plaster; Wallboard; Lath:

1945—1950 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1951—1953 Monthly issues of *Production Shipment and Stocks of Gypsum Products*, D.B.S.

The figures for gypsum plaster, in the above publication were adjusted so as to exclude the production of such sundry plasters as moulding plaster and etc.

Builders' Hardware:

1945—1950 Annual Issues of *The Hardware Tools and Cutlery Industry in Canada*, D.B.S.

1951—1953 Estimates prepared by the Economic Research Department, C.M.H.C. based on data reported to D.B.S. by firms which in 1949 accounted for 98% of the total sales.

Domestic Heating Boilers; Cast Iron Radiators; Warm Air Furnaces:

1945—1950 Annual issues *The Heating and Cooking Apparatus Industry in Canada*, D.B.S.

1951—1953 Monthly issues of *Stoves and Furnaces*, and, *Cast Iron and Steel Heating Radiators*, D.B.S.

Hot Water Storage Tanks:

1945—1950 Annual issues *The Sheet Metals Products Industry in Canada*, D.B.S.

1951—1953 Monthly issues *Domestic Range Boilers*, D.B.S.

Electric Hot Water Tank Heaters:

1945—1950 *The Electrical Apparatus and Supplies Industry in Canada*, D.B.S.

1951—1953 Estimates prepared by the Economic Research Department, C.M.H.C. from data supplied by D.B.S., which represents the production of firms which in 1949, accounted for 86% of the production.

Asphalt Shingles; Tar and Asphalt Felts:

1945—1950 Annual issues *Paper Roofing Industry*, D.B.S.

1951—1953 Monthly issues of *Asphalt Roofing Industry*, D.B.S.

Asphalt Floor Tiles:

1948—1953 Monthly issues of *Asphalt Floor Tiles*, D.B.S.

Paint and Varnishes:

1945—1951 Annual issues *Paints and Varnishes Industry*, D.B.S.

1952—1953 Monthly issues *Sales of Paints, Varnishes and Lacquers*, D.B.S.

TABLE 42.—Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 43.—Data obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

The data on wallboard building board for the period 1945-1947 include insulating board. The data for the period 1948-December, 1950 exclude insulating board as the Emergency Exchange Conservation Act which was in effect from 1948 to December 31, 1950 prohibited the importation of this type of building board.

TABLE 44.—Data obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

Data on lumber exports include planks, boards and squared timber.

Data for lumber in monthly issues of the *Canadian Statistical Review*, D.B.S. include planks and boards only.

TABLE 45.—Data on production of domestic pig iron and steel ingots obtained from *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S. for 1945, and for subsequent periods from annual issues of *The Primary Iron and Steel Industry in Canada*, D.B.S., and monthly issues of *Primary Iron and Steel*, D.B.S. Annual and quarterly revisions for the period 1945-1951 have been made by the Steel Division, Department of Defence Production. Data on production of rolling mill products made from Canadian ingot are estimated by applying a conversion factor of .725 to steel ingot processed in Canada. The conversion factor of .725 allows for the estimated weight loss involved in turning iron and steel shapes out of the ingot form. Data on imported rolling mill products are derived by reducing the total of imported steel, including ingots, by the estimated production loss sustained in processing its ingot content.

Domestic disappearance of rolling mill products is the sum of domestic production and imports less exports.

The volume of rolling mill products being made available to Canadian consuming industries as indicated in "domestic disappearance" exceeds that of "net total domestic shipments" of primary iron and steel shapes from Canadian rolling mills as shown in Table 46. This difference is accounted for by the fact that a portion of imports of primary iron and steel shapes is shipped direct to consuming industries without being processed in Canadian mills. Another factor is that data on production of rolling mill products from Canadian ingot as shown in this table do not show actual production but represent output of iron and steel shapes that would be forthcoming from current ingot production.

TABLE 46.—Data obtained from monthly issues of *Canadian Statistical Review*, D.B.S. Monthly revisions during 1951, provided by the Steel Division, Department of Defence Production.

The classification "Merchant Trade Products" refers to items produced in integrated mills and covers wire and wire products. The "miscellaneous" category includes all steel used in the following: agricultural and other farm implements, machinery and tools, mining and lumbering industries, pressing, forming and stamping industries, public works and utilities, shipbuilding and steel specifically marked for National Defence purposes. During the year 1949 the amount of steel used for National Defence purposes amounted to .3 per cent of the total miscellaneous category. The classification "Producers' Interchange" represents the amount of steel shipped to producers' own plants or to other plants within the primary industry for further processing e.g. black sheet to galvanizing department; hot rolled bars to make railway track material. See also explanatory note to Table 45.

TABLE 47.—Data obtained from the following sources:

Cast-iron Soil Pipe and Fittings; Cast-iron Pressure Pipe and Fittings; Steel Pipe and Fittings:
1945—1951 Annual issues *Iron Casting Industry*, D.B.S.

1952—1953 By courtesy of the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Steel:

1945—1953 By courtesy of the Steel Division, Department of Defence Production. Structural Steel includes T-bars, Z-bars, H-beams, I-beams, upright angles, etc. where any one leg of the section is 3 inches or over.

Wire Nails and Spikes:

1945—1950 Annual issues *The Hardware Tools and Cutlery Industry in Canada*, D.B.S.

1951—1953 Monthly issues *Nails, Tacks and Staples*, D.B.S.

Galvanized Sheets:

1945—1953 Monthly issues *Primary Iron and Steel*, D.B.S.

TABLE 48.—Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 49.—Data on imports obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

Data on exports obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

TABLE 50.—Sources of data shown in Table 50 are as follows:

1945—1948 Data obtained from annual issues of *Summary of Monthly Railway Traffic Reports*, D.B.S.

1949—1953 Data obtained from issues of *Monthly Traffic Report of Railways of Canada*, D.B.S.

This series replaces the data on "Movement by Rail of Building Materials" appearing in *Housing in Canada*, prior to the October, 1950, issue which were based on freight loadings at stations in Canada. Whereas the present series covers only freight unloaded for domestic use, thereby including imports and excluding exports, the former series covered freight loaded at Canadian stations and thereby included exports and excluded imports. The present series more closely reflects the use of materials by the construction industry in Canada.

TABLE 51.—Data compiled by the Economic Research Department, C.M.I.C. from information supplied by courtesy of the Employment and Payrolls Statistics Section, D.B.S.

Data are based on monthly reports from employers with 15 or more employees. The materials covered include: lumber, brick, tile, paints, pigments, varnishes, building blocks, roofing and sheathing paper, prefabricated houses, stoves, heaters, furnaces, iron pipe, sheet metal, wallboards, structural iron and steel fabrication, builders' hardware, glass, gypsum products, asbestos building materials, sanitary ware, mineral wool, sand and gravel.

TABLE 52.—Data obtained by courtesy the Economics and Research Branch Department of Labour.

The figures are compiled on the basis of information submitted through day to day layoff reports and monthly summary reports made by local offices of the National Employment Service. Layoffs that are occasioned by normal seasonal factors are excluded from the compilation as far as possible. For the most part, reports are not received for layoffs involving less than ten workers or for those of less than two weeks' duration.

The layoffs cover manufacturing industries only, and are classified by their cause into three categories: lack of orders; lack of material; and other. The category "other" to a large extent represents non-economic factors such as flood and fire, but it includes some factors that are at least partly economic such as bankruptcies, strikes, and plant closures for repairs or retooling. The latter factors however do not directly reflect the immediate demand and supply conditions of the businesses concerned. The factors which have an immediate bearing on the supply side (lack of material) and on the demand side (lack of orders) of the businesses concerned are shown separately.

TABLE 53.—Data for 1945 on employment and unemployment in non-agricultural industries and for the Canadian labour force obtained from *Canadian Labour Force Estimates, 1931-1950*, Reference Paper No. 23, 1951, Labour and Prices Division, D.B.S. Data on employment in construction industry for 1945 prepared by the Economic Research Department, C.M.H.C. from estimates of paid-workers in the construction industry as contained in *Canadian Labour Force Estimates 1931-1950*, p. 18.

The data in this table for the period 1946-1953 are based on the results of sample surveys undertaken by D.B.S. on an approximate quarterly basis. Results of these samples are published in periodic issues of *The Labour Force Bulletin*, D.B.S.

The estimates for this period are subject to sampling error. In general the smaller the estimate the larger the relative sampling error. In the case of unemployment estimates in the construction industry, the percentage error is apt to be quite high, and reliance can be placed on these figures only with careful reservations. The coefficient of variation for estimates of employment in the construction industry is estimated at 6 per cent. Roughly this means that there are about two chances out of three that the sampling error will be less than 6 per cent; and about one chance in twenty that it will amount to more than 12 per cent.

The construction industry referred to in Table 56 includes engineering as well as building construction, whereas Table 55 covers the building industry only.

The *industry* classification used in Table 56 is that contained in the *Standard Industrial Classification Manual*, D.B.S. and has the business of the establishment as a basis whereas the *Occupational* class shown is based on the *Standard Summary of Occupational Classes*, D.B.S. where the basis is the actual job performed. Force account employees of non-construction firms are classified by occupation as construction workers if they are employed in construction work but are classified by industry according to the industrial classification of the employing firm. Conversely, non-construction employees in construction firms are classified by industry as construction employees but by occupation according to the work performed e.g. clerical, managerial. The Province of Manitoba was excluded from the June Labour Force Survey, 1950, because of flood conditions. To achieve comparability with preceding periods, estimates for Manitoba were made by Labour and Prices Division, D.B.S. and Economic Research Department, C.M.H.C.

TABLE 54.—Data based on a distribution of employed construction workers by number of hours worked per week, provided by courtesy the Special Surveys Division, D.B.S. The average number of hours worked per week is shown to indicate overall seasonal variations and longer term trends. It is calculated from a frequency distribution, somewhat more detailed than that shown in this table, on the assumption that the mid-point of each class interval is representative of the group falling therein. The averages shown are subject to sampling error and should be interpreted with caution. The total number of hours worked per week represents the product of the average number of hours worked per week and the number of workers employed in the construction industry.

TABLE 55.—Data represent new series compiled by the Employment Section of the Labour and Prices Division, D.B.S. from reports made by employers with 15 or more employees.

Sources for number of persons employed, aggregate weekly payroll and average weekly earnings in the building industry:

1945—1949 *Annual Review of Employment and Payrolls* D.B.S.

1950 *The Employment Situation*, D.B.S.

1950—1953 Monthly issues of *Employment and Payrolls* D.B.S.

Sources for indexes of employment in the building and non-agricultural industries:

1945—1946 For building industry—by courtesy Labour and Prices Division D.B.S.

For non-agricultural industries—*Employment Payrolls and Average Weekly earnings 1939-1946* D.B.S.

1947—1950 *Employment Payrolls and Average Weekly Earnings 1947-1950* D.B.S.

1951—1953 *Monthly Issues Employment and Payrolls* D.B.S.

TABLE 56.—Data compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Data are published monthly in *Statistics of Average Hours Worked and Average Hourly Earnings*, D.B.S.

The number of hourly wage-earners comprises workers who are employed by the hour and excludes salaried personnel and other employees whose earnings are not directly dependent on the number of hours worked. Consequently the total number of hourly wage-earners shown in this table is smaller than the number of persons employed as shown in Table 55.

The statistics on hours worked include overtime as well as the hours put in by part-time and casual workers. Hours credited to persons on leave with pay are also included.

The average hourly and weekly earnings shown represent gross earnings before deduction for taxes, unemployment insurance, etc.

TABLE 57.—Data for the period 1945-1950 obtained from *National Accounts, Income and Expenditure, 1926-1950*, 1951, Research and Development Division, D.B.S. Monthly data for 1951-1953 obtained from *Estimates of Labour Income*, D.B.S.

A series on total construction outlay is shown in Table 13 and a comparison of the two series shows trends that are similar but not identical. There are two reasons for some variation in trend. First, the labour component of construction expenditure does not vary exactly as the other components because of changes in labour output per man hour and different rates of change in wage rates and construction material prices or management and overhead expenses. Second, in the case of labour income estimates a different coverage of the construction industry is made than for estimates of total construction expenditure. Whereas Table 13 is intended to cover all construction expenditures, the estimates in Table 57 do not include: 1) expenditures by unincorporated own account contractors and builders, 2) construction outlay by railway and telephone companies, 3) repair and maintenance construction outlay on force account by non-construction companies, 4) construction outlay by Federal, provincial or municipal governments.

TABLE 58.—Compiled by the Unemployment Insurance Section, Labour and Prices Division, D.B.S., based on weekly reports submitted by local offices of the Unemployment Insurance Commission.

TABLE 59.—Data compiled by the Unemployment Insurance Statistics Section, D.B.S.

A person who has made at least 180 contributions into the Unemployment Insurance Fund, during the two year period immediately preceding a claim for benefits and has made 60 contributions in the year preceding the claim or 45 contributions in the 6 months preceding the claim establishes a benefit year. The series on the number of male workers in the construction industry applying for unemployment insurance benefits is supplementary to data shown in Table 53 and 58.

The chief limitations of the data in Table 59 as an index of unemployment are as follows: (1) coverage is confined to male workers in construction occupations who come under the terms of the Unemployment Insurance Act, 1941; to the end of 1947 these comprise employees on salary who earn less than \$2,400 annually, employees paid by the hour or by the day, and employees paid by the week unless they earn more than \$3,120 annually and apply for exemption from the Act; from January 1, 1948, to June 30, 1950, salaried personnel earning less than \$3,120 have come under the Act and since July 1, 1950, the ceiling of insurability for salaried employees is raised from \$3,120 to \$4,800 a year; there are therefore, a number of construction workers not covered in this tabulation; (2) not all unemployed workers have made 180 days' contribution prior to their period of unemployment; (3) a worker who is unemployed twice during a 12 month period does not as a rule establish a benefit year the second time; (4) the establishment of a benefit year does not give an indication of the duration of unemployment.

TABLE 60.—Data compiled by the Vocational Training Branch, Department of Labour.

TABLE 61.—Data compiled by the Economic Research Department, C.M.H.C., from data supplied by courtesy of the Immigration Branch, Department of Citizenship and Immigration.

TABLE 62.—Data obtained from monthly issues of *The Labour Gazette*, Department of Labour.

TABLE 63.—The composite non-residential building material price index is obtained from D.B.S. Reference Paper No. 43, *Non-Residential Building Materials Price Index*, August, 1953 and subsequently from *Prices and Price Indexes* D.B.S. Indexes of prices of

building materials obtained from *Prices and Price Index Numbers of Residential Building Materials*, March 1948, D.B.S. and subsequently from monthly issues of *Prices and Price Indexes*, D.B.S. Indexes are converted from a 1935-1939 to a 1949 base. The composite index residential building material prices is weighted according to the value of each listed group of materials entering into residential construction as estimated in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 60-67. Insofar as possible the price index for each group of materials is based on the component items shown in the above publication, and weighted accordingly. In some cases however, where the specific material components listed in the publication covered a wide variety of individual items, representative material items were chosen and weighted according to total production in Canada.

The purpose of these group indexes is to reflect the *average* movement of prices of building materials having a characteristic use. In interpreting these indexes certain qualifications should be observed before drawing general conclusions from them. First, the price of each building material in a group rises or falls either independently of the other or possibly in an inter-related fashion depending on the extent of their homogeneity. Changes in prices of each material may also occur at varying rates from another. Consequently a group index provides no information with respect to price changes experienced by a specific building material within a group. Attention is drawn to *Price Index Numbers of Residential Building Materials 1926 to 1948*, Labour and Prices Division, D.B.S., March 1949, which sets out in detail the building materials comprising each group. Secondly, though the indexes are designed, by applying appropriate weighting techniques, to express *national averages* of price changes, they may be modified by regional cost differentials. This problem of regional differentials in housing construction costs is treated at length in Chapters 1 and 2, *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946.

TABLE 64.—Data obtained from the Department of Labour.

Annual indexes for the individual trades other than sheet metal workers obtained by courtesy of the Economics and Research Branch for the years 1939-1952. The intervening monthly indexes for 1952 and 1953 were computed by the Economic Research Department, C.M.H.C., according to methods established by the Department of Labour and based on monthly wage rate schedules in 29 cities supplied by courtesy of the Industrial Relations Branch.

The index for sheet metal workers was calculated by the Economic Research Department, C.M.H.C. on the basis of rates for 15 cities obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1945-1949 and as supplied by courtesy of the Industrial Relations Branch for 1951-1953. The weights used in calculating the index for all construction workers are based on the pattern of building labour employment in 29 cities as revealed by the 1941 census.

The index for all industries for the years 1945-1949 was obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, and by courtesy of the Economics and Research Branch for April 1952 and 1953. The wage rate index for all industries was converted arithmetically to a 1949 base.

The indexes for all construction workers and all industries include a percentage allowance to cover holiday pay assessments effective in most cities in Canada.

TABLE 65.—Combined index of residential building material prices and wage rates in the construction trades is based on the composite residential material index shown in Table 63 and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 64. Combined index of non-residential construction material prices and wage rates in the construction trades is based on the composite non-residential material index shown in Table 63 and the index of wage rates of all construction workers including holiday pay allowances shown in Table 64. The weights for the combined index of residential building material prices and wage rates of construction workers are based on the proportions established in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa 1946, and adjusted to reflect labour and material costs in 1949. In percentage terms materials are weighted 62.5 and the wage rates 37.5. The combined index of non-residential building material prices and wage rates is computed according to weights established by the Prices Section of D.B.S. For the non-residential index materials are weighted 65 and wage rates 35.

Revised index of wholesale prices of all commodities obtained from monthly issues of *Prices and Price Indexes*, D.B.S. and converted to a 1949 base.

Remaining data obtained from issues of *Prices and Price Indexes*, D.B.S. The rental index is constructed from a matched sample of tenant households. Rent changes on new rental units are recorded from the time such units are taken into the sample. The higher level of rents between old and new dwellings arises first, because they are new, and second because they are freed from control or are subject to different forms of rent control than older dwellings. Only the second factor is equivalent to a price increase because it is not accounted for by the higher quality of new units. Then rental component of the cost of living index did not allow for this price increase factor, whereas the rental component of the consumers' price index does. A survey in June, 1952 conducted by D.B.S. showed that decontrolled apartments were renting for an average of 20 per cent more than identical controlled apartments. This figure was taken as a measure of that portion of the difference in rents between old and new units which is attributable to rent control rather than quality differences and has been applied to new rental accommodation built since the base year 1949.

The Home ownership cost index includes 5 principal expenditures; property taxes, mortgage interest, repairs, replacement and insurance. The home ownership index is combined with the rent index to produce the overall shelter cost index. For weighting methods see *The Consumer Price Index, January, 1949—August, 1952*, Queen's Printer 1952.

TABLE 66.—Data for 1946 and 1947 obtained from *Annual Report, 1947*. C.M.H.C., p. 18. Data for 1948 and 1949 obtained from monthly issues of *Housing Bulletin*, D.B.S. Data for 1950-1953 obtained from monthly issues of *New Residential Construction*, D.B.S.

TABLE 67.—Tabulation based on data obtained by courtesy the Superintendent of Bankruptcy, Department of Justice. The data on bankruptcies in all industries do not correspond exactly with the series published in the D.B.S. quarterly *Commercial Failures*, chiefly because the latter publication includes closures under the Winding Up Act, whereas the series in Table 67 covers the Bankruptcy Act only. There is the additional factor that the D.B.S. series excludes certain assignments and receiving orders under the Bankruptcy Act where the debtor makes a composition of assets and continues in business, whereas all receiving orders and assignments are covered in Table 67.

The series on building materials industry is designed to cover firms engaged in the production of: lumber, wallboard, bricks, flue linings, vitrified sewer pipe, structural tile, drain tile, cement, concrete brick, concrete building blocks, cement drain pipe and culvert tile, warm air furnaces, cast-iron radiators, hot water storage tanks, hot water tank heaters, domestic heating boilers, asphalt shingles, asphalt rolls, tar and asphalt felts, cast-iron soil pipe, sanitary ware, wrought iron pipes, lead pipe water service, structural steel, steel pipe, wire nails and spikes, mineral wool insulation, gypsum wallboard, gypsum lath, gypsum plaster, gypsum block and tile, electrical equipment, and wood fibre insulating board.

The classification of bankruptcies in the construction industry, covers general and trade contractors and small builders classed as "wage earners in the construction trades".

TABLE 68.—Data for period 1945-1946 obtained from *Prices and Price Indexes, December, 1946*, D.B.S.

Data for 1947-1953 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

- (1) Building materials index based on 16 stocks.
- (2) All industrial index based on 74 stocks during 1945-1947, 76 during 1948 and 82 during 1949-1952 and 81 during 1953.
- (3) Data converted from a 1935-1939 to a 1939 base.

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UNIVERSITY OF TORONTO
DEPT. OF POLITICAL ECONOMY

CENTRAL MORTGAGE AND HOUSING CORPORATION
ECONOMIC RESEARCH DEPARTMENT

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BAROMETRICS FILE "H"

HOUSING IN CANADA

A FACTUAL SUMMARY

FOURTH QUARTER

1953

OTTAWA, CANADA

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FOREWORD

Housing in Canada is published quarterly, designed to provide factual information which will afford as complete and current a picture of the housing situation as possible.

The first issue, published in October, 1946, provided information on an annual basis for the period 1919-1945. In each subsequent issue the established material has been kept up to date on a quarterly basis and new data added. The present issue covers the period 1945 to the fourth quarter, 1953, providing monthly or quarterly data for 1952 and the more recent period. Each issue is arranged in three parts. The first part comprises a brief factual summary highlighting the results of the statistical material. The second part consists of the tabular material itself and is arranged in eight sections: (1) house-building activity; (2) publicly-assisted house building; (3) population and income; (4) real estate lending; (5) building materials; (6) building labour; (7) building costs; (8) building industry. The third and final part of this report provides sources of the factual material and explanatory notes where interpretation of the series seems appropriate.

Commencing with the April, 1950, issue of *Housing in Canada*, data on Newfoundland were shown separately in Section 9 of Part II. This separation was made partly in the interest of continuity of the tabular material for the rest of Canada and partly because of the immediate scarcity of statistical information for the Province of Newfoundland. Beginning with the second quarter issue, 1951, all statistical series have been revised to include data that are available for the Province of Newfoundland since March 31, 1949, when Newfoundland became part of Canada.

Some of the material incorporated in this report is obtained from original sources with other data submitted by various Federal Government departments, including the Department of Finance, Department of Trade and Commerce, Department of Labour, Department of Veterans' Affairs, Department of Citizenship and Immigration, the Superintendent of Bankruptcy, the Dominion Bureau of Statistics, and the Department of Defence Production. Data are also provided by the Quebec Government through its Farm Credit Bureau.

Housing in Canada concentrates on major trends in the housing field only and provides all available information of substance. As new and improved statistical series become available, they will be incorporated in future issues.

Central Mortgage and Housing Corporation
Economic Research Department

Ottawa, December, 1953.

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PART I
FACTUAL SUMMARY

SECTION 1.—HOUSE BUILDING ACTIVITY (See Tables 1-12)

More houses were built in Canada during 1953 than in any previous year and housing starts and completions passed the 100,000 level for the first time. A number of factors contributed to the record level of house building. The physical requirements for housing expanded rapidly as net family formation, reflecting increased marriages and immigration, exceeded the previous year's total. The expansion in physical requirements was backed up by higher levels of personal income and savings and by the increased flow of institutional mortgage funds into the new residential field. In addition, both construction labour and building materials were in good supply throughout the year and the building industry was able to increase its output with no significant increase in costs.

Total housing starts during 1953 numbered 106,200 including conversions, an increase of 23 per cent over starts in 1952 and an increase of 11 per cent over starts in 1950, the previous record house building year. Completions of new dwelling units numbered 100,700 compared with 76,300 in 1952 and constituted a ten per cent increase over the number completed in the previous peak year 1950. Pointing to a large number of completions in the early months of 1954, there were nearly 60,000 units under construction at the end of the year.

Single detached dwellings accounted for 71 per cent of dwellings completed in 1953 as compared with 77 per cent in 1952. Apartments and row housing units increased as a proportion of total completions, accounting for 21 per cent as against 16 per cent in 1952. Duplexes and semi-detached dwellings made up about eight per cent of completions in 1953 as in 1952.

There were nearly 20,000 apartment units constructed in 1953, compared with 11,700 in 1952. The higher volume of rental construction in 1953 reflects strong demand for rental accommodation at the required rentals. Also a factor tending to promote a larger proportion of rental building is the shortage of serviced land common to most urban centres which is less of a deterrent on the more concentrated apartment type construction than for projects of single detached dwellings.

The high level of housing starts was maintained throughout 1953 with starts running at an annual rate of over 95,000 in each quarter of the year. Urban areas absorbed a slightly larger proportion of house building in 1953 than in the previous year and 83 per cent of new housing units were constructed in centres of over 5,000 population. Construction of dwelling units in rural areas was up slightly although construction of farm dwellings declined.

Housing and Total Output

Total output in Canada expanded during 1953 with gross national expenditure reaching a peak of \$24.2 billion, an increase of five per cent over 1952.

Gross domestic investment totalled \$5,284 million in 1953, an increase of 26 per cent over investment in 1952. Of the items comprising total investment, expenditures on new residential construction showed by far the largest advance over 1952, accounting for 20 per cent of gross domestic investment. Investment in residential construction was valued at \$106.2 million in 1953, an advance of 32 per cent over the previous year. Investment on new non-residential construction showed a much smaller increase of 10 per cent, totalling \$1,719 million in the same period. Expenditures on new machinery and equipment totalled \$1,920 million

in the period, about the same volume as in 1952. In addition to increased expenditures for construction and machinery there was much heavier investment in business inventories during 1953.

Consumer's expenditures rose 5 per cent from a total of \$14.3 billion in 1952 to \$15.0 billion in 1953. Government expenditures on goods and services in the same period were 5.6 per cent higher, with Federal defence expenditures the principal item in the increase. In 1953 Canada's foreign trade showed a deficit on current account of \$450 million. The main factors underlying the change were a substantial increase in merchandise imports and a small decline in merchandise exports.

Residential Capital Formation

Reflecting a large increase in the number of housing starts and completions during 1953, the value of all new residential construction put in place rose 32 per cent from \$826 million in 1952 to \$1,009 million in 1953. As residential building costs were little changed in 1953, the gain in value represented an almost equivalent increase in volume terms.

Gross residential capital formation which includes the value of major improvements to the housing stock together with supplementary house building costs was placed at \$1,114 million in 1952. Capital consumption, including depreciation and accidental damages was estimated at \$468 million yielding a value of \$646 million for net residential capital formation.

Investment in all types of new construction during 1953 was valued at \$3,646 million, 17 per cent above the value invested in the previous year. New residential construction accounted for 29 per cent of the total value of new construction as against 26 per cent in 1952.

SECTION 2.—PUBLICLY-ASSISTED HOUSE-BUILDING

(See Tables 13-32)

About one third of the units started in the first three quarters of 1953 were started with some form of public assistance, a slightly lower proportion than the corresponding months of 1952. Total publicly assisted starts numbered 26,600 or 33 per cent of total starts as against 23,200 or 37 per cent of the total in the corresponding period of 1952. Joint lending under the National Housing Act, which represents the main form of Government assistance in housing, did not increase as rapidly as the whole housing programme. Dwellings started under publicly-initiated programmes numbered 1,345, less than one-third the number started in the 1952 period.

The National Housing Act

The Government announced on October 1, that new legislation would be presented to Parliament with a view to increasing the supply of mortgage funds available for new residential construction. On December 17, 1953 Bill 102 was given first reading in the House of Commons. The proposed legislation would replace the present joint loan technique by a system of mortgage insurance, provide for the continued participation of present approved lenders, enable the chartered banks and the Quebec savings banks to make mortgage loans for new residential construction, establish a transferable and liquid mortgage instrument, and provide for the ownership of insured mortgages by individuals and agencies other than approved lenders, subject to servicing by an approved lender.

There were 26,300 net loans approved under the lending provisions of the National Housing Act in 1953. The loan approvals covered the construction of 38,700 dwellings and were valued at \$285 million. While the twelve month totals exceeded annual totals for any previous year with the exception of 1950, the increase from 1952 was not as great as the increase in housing starts in general. Compared with the total for 1952 there was an increase of 11 per cent in the number of loans and 13 per cent in the number of dwellings in the 1953 period.

Under the joint lending provisions of the Act, 23,060 loans for 31,800 dwellings were approved in 1953, an increase of 8 per cent in terms of loans and 16 per cent in dwelling units. The value of joint loans approved totalled \$236 million for an increase of 17 per cent.

More direct Corporation loans were approved in 1953 than in any previous year. During the period 3,219 loans were approved for the construction of 7,000 dwellings as compared with 6,800 dwellings in the 1952 period. Although direct loans for home ownership doubled over the 1952 period, direct lending under the rental insurance plan continued at 1952 levels.

Single one storey dwellings accounted for about one-half on the dwellings financed under the Act during the first three quarters of 1953 and apartment units accounted for about 27 per cent. Single 1½-storey dwellings made up the third largest group constituting 12 per cent of total dwellings.

Estimated costs for dwellings approved were about four per cent higher in the 1953 period averaging \$10,700 per dwelling. Construction costs per square foot rose from \$8.00 to \$8.95 owing mainly to a greater proportion of more expensive single one-storey units approved in the 1953 period. Single one-storey units had the highest per square foot construction costs at \$9.47. Duplexes had the lowest construction costs averaging \$7.61 per square foot.

As construction costs rose the average size of loan rose accordingly from \$6,600 in the 1952 period to \$7,690 in 1953. Loans for home ownership averaged \$8,376 in the 1953 period and loans for rental purposes averaged \$6,020. The finished floor area of bungalows approved for loans, at 1,060 square feet in the first nine months of 1953 was three per cent higher than in the corresponding period of 1952.

Federal-Provincial Housing and Land Assembly Projects

Eleven contracts were awarded in 1953 for Federal-provincial housing projects. The projects approved will involve the construction of 621 housing units. Altogether, 36 housing projects have been approved under the scheme for a total of 2,628 units.

During 1953, there were 906 units started and 1,532 units completed leaving 566 units under construction at the end of the year. This compares with 1,427 starts and 426 completions in 1952.

Under the land assembly provisions of the Federal-provincial scheme five projects were approved in 1953 to provide an estimated 2,039 residential building lots. Since 1950, projects have been approved providing for an estimated 12,805 building lots. By the end of 1953, 1,403 lots had been sold.

Total expenditures on all projects including both Federal and provincial shares, totalled \$13.4 million in 1953. Of this total \$9.7 million was for rental housing projects, \$1.8 million for land assembly projects and \$1.8 million for combined housing and land assembly projects.

Veterans' Rental Projects

An additional 464 veterans' rental units were completed in the first three quarters of 1953 by Central Mortgage and Housing Corporation under Federal-municipal agreement and 115 units were started. At the end of September 103 units remained under construction compared with 492 units one year earlier. Expenditures for the programme totalled \$2.0 million in the first nine months as against \$2.5 million in the same period of 1952.

Veterans' Land Act

There was increased building activity under the provisions of the Veterans' Land Act in 1953. In the first three quarters of the year 1,404 units were started compared with 924 in the corresponding months of 1952. At the end of September 1953, there were 2,367 units under construction as against 2,110 one year earlier. Since the Act was proclaimed in 1943 a total of 16,000 units have been completed under its provisions.

Armed Service Married Quarters

The construction of armed service married quarters by the construction division of Central Mortgage and Housing Corporation was on a lower scale during the first three quarters of 1953. In this period 554 units were started compared to 2,250 in the same months of 1952, and 2,188 units were completed. At the end of September 795 units remained under construction less than one third the number under construction one year earlier. Actual expenditures totalled \$14.3 million for the nine month period compared with \$19.5 million in the same period of 1952.

Defence Construction (1951) Limited also constructs a limited number of armed service married quarters as part of its total construction programme. No new units were started by the Crown company in 1953 although 412 units were completed in the first 10 months. Expenditures on residential construction in the ten month period totalled \$2.4 million, less than half the expenditures in the same months of 1952.

The Canadian Farm Loan Act, 1927

The Canadian Farm Loan Board is established to administer a system of long term credit for Canadian farmers under the provisions of the Canadian Farm Loan Act. As one of its functions, the Board provides mortgage loans for the construction of new farm homes and the repair of existing structures. In the first three quarters of 1953 the Board made 47 loans for the construction of new dwellings and 101 loans for the repair of existing farm dwellings. The loans were valued at \$172,000 of which \$68,000 was for construction of new dwellings.

Farm Improvement Loans Act

The Farm Improvement Loans Act provides for the granting of guarantees for medium term farm loans including loans for the construction and improvement of farm dwellings.

In the first nine months of 1953, guarantees were granted on 1,128 loans for the alteration and improvement of existing dwellings and 542 loans for the construction of new farm dwellings. Loans for these purposes were valued at \$2,196 million of which \$1,107 million went for the construction of new dwellings.

Property Management Operations Central Mortgage and Housing Corporation

The sales programme of munition workers' units and Veterans' rental units continued in 1953. By the end of October 1953 there were 18,471 units under the management of Central Mortgage and Housing Corporation, a reduction of 1,100 units from the end of 1952 and less than half the number under management in 1949.

The vacancy rate for these dwellings rose from an average of .2 per cent in the first nine months of 1953 to .4 per cent in October.

Rental Insurance Plan

Rental insurance guarantees were granted in the first ten months of 1953 for 39 projects involving a total of 2,900 dwelling units. All of the projects receiving guarantees were financed through direct Corporation loans.

The rental insurance units approved in the 1953 period had an average of 3.8 rooms and an average floor area of 875 square feet. The average estimated cost was \$8,767 per unit and the maximum monthly rent averaged \$86.18.

The Quebec Farm Credit Bureau

The Quebec Farm Credit Bureau is empowered to pay a subsidy on interest charges in excess of 3 per cent on approved loans for the construction of dwellings containing one or two units. The bureau approved 3,703 applications for subsidy in the first three quarters of 1953 covering 4,087 dwellings. The Provincial commitment on the application totalled \$7 million and averaged approximately \$2,300 per loan as against an average commitment of \$1,893 per loan in 1952.

SECTION 3.—POPULATION AND INCOME

(See Tables 33-38)

Population and Income

More families with more money meant higher demand for new housing in 1953. Net family formation, personal incomes, and personal savings all increased during the year.

In a purely physical sense the housing requirements of Canada continued to grow in 1953 as the number of families increased by 91,900, an increase of two per cent over 1952. The increase in net family formation was attributable to a greater number of marriages during the year. There was migration of 35,000 married females into Canada during 1953, about the same number as in 1952. Marriages increased however, from 127,400 in 1952 to 133,400 in 1953. Births of first children, which add to the incentive of families to establish separate households rose by four per cent from 101,000 in 1952 to 105,000 in 1953.

Net family formation provides a measurement of growth in the country's housing requirements as it is affected by the creation of new families, the dissolution of existing families and migration of families into and out of the country. Family formation takes no account however of the demand on the housing stock made by non-family households. There were 441,000 of these non-family units at June 1, 1951, 12 per cent of total households. Non-family households increased by about 7,500 per year, between 1941 and 1951 compared with a current net family formation of approximately 92,000 per year. Housing requirements, particularly in non-farm areas which account for over 95 per cent of current new house building, are affected also by internal migration, particularly that

associated with urbanization. Movement off farms is illustrated by the 1951 census which showed that farm households have declined 12.5 per cent from 1941 to 1951 while non-farm households increased 40 per cent (see table 37). There is reason to believe that movement from farm areas is continuing. Information on the agricultural labour force indicates a decline of 10 per cent from June 1951 to June 1953 (see p. 91).

Income and Saving

The effect of population factors on the demand for new housing in 1953 was sharpened by a rise in the purchasing power of the average Canadian during the year. Personal disposable income per capita increased from \$1,092 in 1952 to \$1,122 in 1953. Personal savings, excluding farm inventory changes, rose 25 per cent from a total of \$1,181 million in 1952 to \$1,482 million in 1953. With higher incomes and greater savings Canadian families were better able to provide the rents, carrying charges and down payments that are required for the construction of new houses.

SECTION 4.—REAL ESTATE LENDING (Tables 39-42)

Mortgage loan approvals by lending institutions during the first three quarters of 1953 were higher than ever before. The increased lending reflected in part a greater amount of funds available to the lending institutions through their overall increase in assets and through mortgage loan repayments. In addition rising yields on conventional mortgages enhanced their relative attractiveness to investors. The increase in mortgage lending was most pronounced in conventional loans for the new residential and non-residential construction. Joint lending under the provisions of the National Housing Act fell off as a proportion of the total.

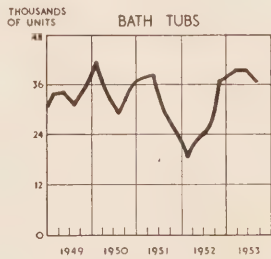
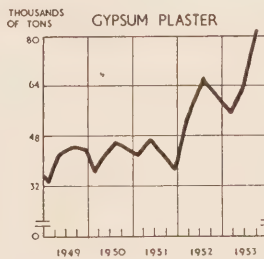
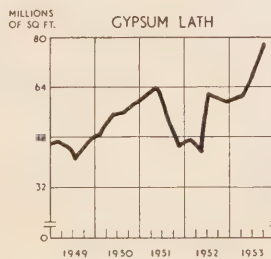
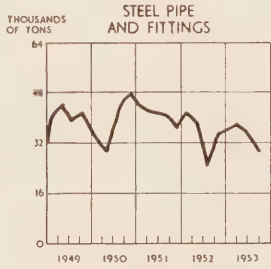
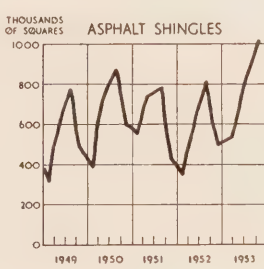
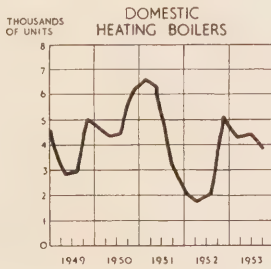
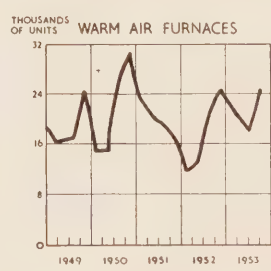
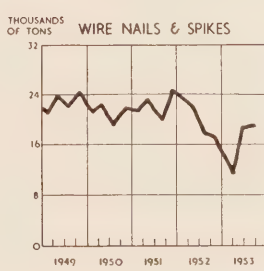
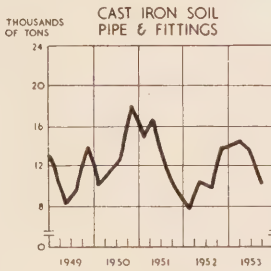
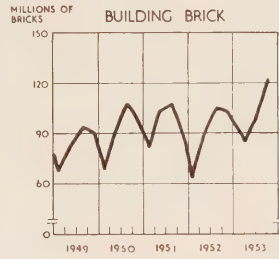
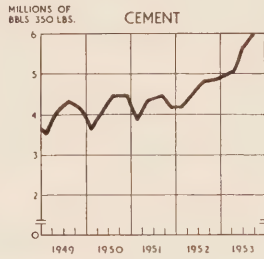
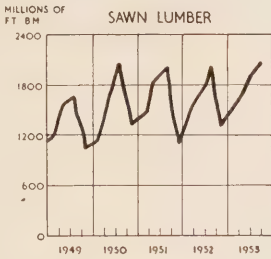
Institutional mortgage lending on all types of property in the first three quarters of 1953 was 21 per cent above the volume of lending in the corresponding period of 1953. A high rate of lending in the third quarter brought the total value of mortgage loan approvals for the period to \$448 million as compared with \$371 million in the corresponding period in 1952.

Loans for purposes of new construction were approved in the amount of \$332 million an increase of 30 per cent over the 1952 period. Loans for new residential construction in the period under review increased 25 per cent both in value and units, being valued at \$283 million and covering the construction of 42,600 dwelling units. Loans in the new residential category accounted for 63 per cent of total institutional mortgage loans compared with 61 per cent in the first three quarters of 1952. Lending for new non-residential construction valued at \$48 million was almost double the volume in the corresponding 1952 period.

A large proportion of institutional mortgage loans for residential construction is made under the joint loan provisions of the National Housing Act. In the first three quarters of 1953, joint loans valued at \$199 million accounted for 70 per cent of mortgage loans for residential construction as compared with 74 per cent in the corresponding 1952 period. The reduced proportion of joint loans reflects a much greater increase in conventional loans than in joint loans. Conventional loans in the first three quarters totalled \$84 million, an increase of 44 per cent over the 1952 period while joint loans increased only 13 per cent.

PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS, CANADA,

QUARTERLY, 1949 - 1953



Mortgage loans on existing residential property by lending institutions were valued at \$90 million in the first three quarters, about 5 per cent above the corresponding total for 1952. On the other hand, loans on existing non-residential property declined 14 per cent to a value of \$22.4 million.

Mortgage Registrations and Real Estate Transfers

In the first three quarters of 1953 there were 36,190 mortgages registered in the Greater Toronto area, a 15 per cent increase over the number of registrations in the same period of 1952. Discharges of mortgages in the area numbered 23,600 an increase of 8 per cent from the 1952 period and real estate transfers increased 17 per cent totalling 36,600.

The rising level of real estate activity in the area during 1953 is associated in part with higher levels of residential construction. Housing starts in the Toronto area during the period numbered 7,872 an increase of 10 per cent over the same three quarters of 1952.

SECTION 5.—BUILDING MATERIALS

(See Tables 43-55)

As the volume of new construction in 1953 was at a record level, so the production of building materials reached an all time high. The index of production for building materials other than lumber averaged 117.9 during the first ten months of 1953, higher by five per cent than in the previous peak year of 1951. The index of lumber production showed a corresponding rise averaging 121.9 in the first ten months as against 113.3 for the corresponding months of 1952. The output of building materials generally kept pace with the requirements of the building industry as producers' stocks at the end of September in 1953 were either as high or higher than at the same time in 1952.

The expansion in the general production level was common to almost all types of building materials. Of the 29 building materials for which data are recorded, only flue linings and structural tile were at lower production levels than in the 1952 period. Output of gypsum products showed the most pronounced rise over previous years, reflecting increased production facilities in the industry. Production of gypsum wallboard in the first nine months totalled 191 million square feet, 18 per cent above production in the same months of 1952. Output of gypsum lath rose 18 per cent to 205 million square feet and output of gypsum plaster rose 65 per cent to a total of 199,000 tons. Cement production was 23 per cent higher in the nine month period totalling 16.7 million barrels. Production of concrete blocks showed a corresponding increase totalling 80.5 million blocks from January to September. The nine month production of plumbing and heating equipment remained substantially above 1952 levels particularly in the case of domestic heating boilers which rose from 5,800 units to 12,600 units. Production of the main sanitary ware products was about 50 per cent higher with bath tub production almost doubling to 113 thousand units.

In the lumber products field, sawn lumber production totalled 5.5 billion square feet, an increase of 10 per cent over the production in the first nine months of 1952. Production of lumber in the third quarter however, was slightly below the volume in the corresponding period of 1952. Hardwood flooring and wood fibre building board were also at increased production levels in 1953.

Supply and Demands for Building Materials

Reflecting the increased absorptive capacity of the building industry, producers' sales of building products were at high levels in 1953. During the first ten months the index of domestic disappearance measuring the flow of materials from manufacturers, averaged 121.3 (1949=100) compared with 106.3 in 1952. Additional evidence of increased domestic consumption is provided by data on railway car unloadings of building materials which in the first three quarters of 1953 were up 10 per cent from the same period of 1952. Sales of all the materials under review are substantially higher than in the corresponding period of 1952, particularly in the case of cement and gypsum products which kept pace with increased production levels.

Despite increased sales volumes, building materials were generally in good supply in the third quarter of 1953 with inventories either at or above stocks on hand one year earlier.

Building Materials—Imports and Exports

Imports of building materials were also at high levels during 1953. Only in the case of cement and cast iron radiators were imports below the 1952 levels while imports of the remaining 13 products under review were considerably higher. Imports of window glass totalled 39.8 million square feet in the first nine months, an increase of 53 per cent over the same period of 1952. Sanitary ware imports during the period were valued at \$1.8 million, double the value imported in the 1952 period. Imports of plumbing and heating equipment were much heavier with imports of warm air furnaces, domestic heating boilers and electric hot water heaters almost doubled from the 1952 period.

Exports of sawn lumber in the first nine months of 1953 were at about the same level as in 1952 totalling 2.5 billion board feet. Foreign shipments of hardwood flooring increased 40 per cent totalling 3.3 million feet and shipments of wood lath showed a similar increase to 78 million laths.

Shipments of Primary Iron and Steel

Total shipments from Canadian mills to domestic consumers in the first three quarters of 1953 totalled 2.3 million tons unchanged from the volume shipped in the same period of 1952. The building construction industry receiving 316,000 tons absorbed 14 per cent of total shipments as against 12 per cent in the 1952 period. The automotive industries received 235,000 tons compared with 144,000 tons in the same period of 1952. The miscellaneous group which includes agricultural industries and machinery manufacturers absorbed 515,000 tons a drop of 18 per cent from the 1952 period. Shipments to the railway industry and merchant trade products also declined to 424,000 tons and 251,000 tons respectively.

Iron and Steel Building Materials

Output of structural steel in the first three quarters of 1953 totalled 157,000 tons, an increase of 19 per cent over production in the same period of 1952. In the same period production of cast iron soil pipe rose 37 per cent to 39,000 tons. Production of galvanized sheet, steel pipe, wire nails and cast iron pressure pipe was at lower levels than in the 1952 period.

Domestic supplies of structural steel was supplemented by a high volume of imports in 1953. During the first nine months, 189,000 tons of structural steel

was imported compared with 175,000 tons in the 1952 period. Imports of galvanized sheets were over 50 per cent higher totalling 7,300 tons while imports of wire nails at 2,600 tons were reduced by about one half from the first three quarters of 1952.

Employment and Earnings in the Building Material Industries

Strong demand for building materials resulted in expanded employment in the building material industries during 1953. In the first three quarters of the year an average of 122,700 workers were employed in the industry, nine per cent above the average employment in 1952. Average weekly earnings in the industry during September stood at \$59.87, seven per cent above the 1952 average.

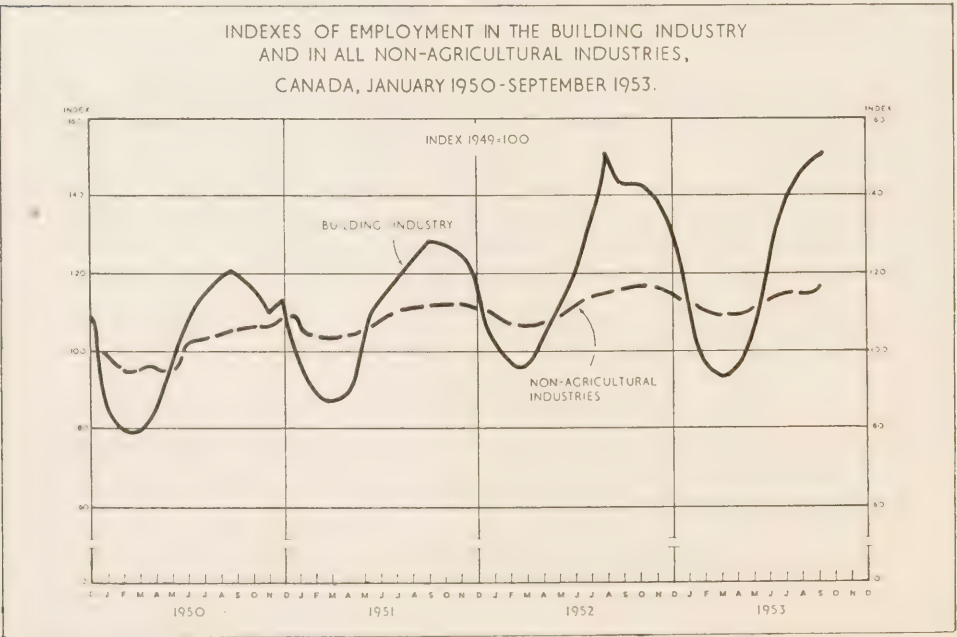
SECTION 6.—BUILDING LABOUR
(See Tables 53-62)

Employment and Earnings

More workers were employed in the construction industry in 1953 than ever before. In August employment in the industry exceeded 400,000 for the first time. During the first 11 months of the year the average number of workers in construction at 350,000 was two per cent higher than in the full year of 1952. Total employment in all industries increased somewhat less rising by less than one per cent to an average of 5.2 million in the first eleven months over the same period of 1952.

Weekly earnings for construction workers in firms of 15 or more employees averaged \$63.65 in the first eleven months of 1953, an increase of 11 per cent over the same months of 1952. The increase in average weekly earnings took place despite a slight reduction in the average work week during the period. Labour

FIGURE 2



income in construction totalled \$617 million in the first nine months of 1953 as against \$537 million in the same period of 1952. Total labour income increased less rapidly, rising 10 per cent from \$7.9 billion to \$8.7 billion during the period.

The Labour Market

Up until the last part of 1953 there was little unemployment in the construction industry. Data from the labour force survey show the average number of construction workers unemployed in the first eleven months at 28,000. This level represented little change from the previous year. In the last quarter of the year however, unemployment in the industry increased more than seasonally. In November the number of unplaced applicants seeking work through local offices of the Unemployment Insurance Commission totalled almost 65,000 over twice the number of applicants in November 1952. Some of those workers while classified in construction trades come from employment in industries other than construction.

Supply of Construction Workers

Immigration of skilled construction workers was up in the third quarter in line with an increase in total immigration. Skilled tradesmen entering in the third quarter numbered 2,200, over double the number entering in the same quarter of 1952. For the nine month period 5,250 tradesmen entered the country, a slight increase over the same period of 1952. Carpenters made up the largest trade group numbering 1,900 in the first three quarters.

A second source of skilled construction workers is the Federal-provincial apprenticeship training program. In the first three quarters 914 journeymen were graduated under the program compared with 815 in the 1952 period. At the end of September 5,741 apprentices were in training compared with 5,000 one year earlier.

Strikes in the Building and Building Material Industries

Time lost through strikes in the building industry was greatly reduced in the first three quarters of 1953. Only 16,500 working days were lost in the industry compared with 156,500 days in the same period of 1952. A reverse pattern was shown in the building material industries. Time lost through strikes in the building material industries totalled 11,260 in the first nine months compared with 4,850 in the same period of 1952.

Strikes in all industries declined in the first nine months of 1953. A total of 503,000 working days were lost, almost half the number of days lost in the first three quarters of 1952. The percentage of working days lost to total working time stood at .07 per cent compared with .35 per cent in the first nine months of 1952.

SECTION 7.—BUILDING COSTS (See Tables 67-70)

With the rise in construction employment and the higher demand for construction labour in 1953, workers in the construction trades were able to secure wage increases and the index of wage rates in the construction industry averaged 132.8 in 1953, seven per cent above the level of 1952. The capacity of building material plant which was not fully used in 1952 enabled producers to

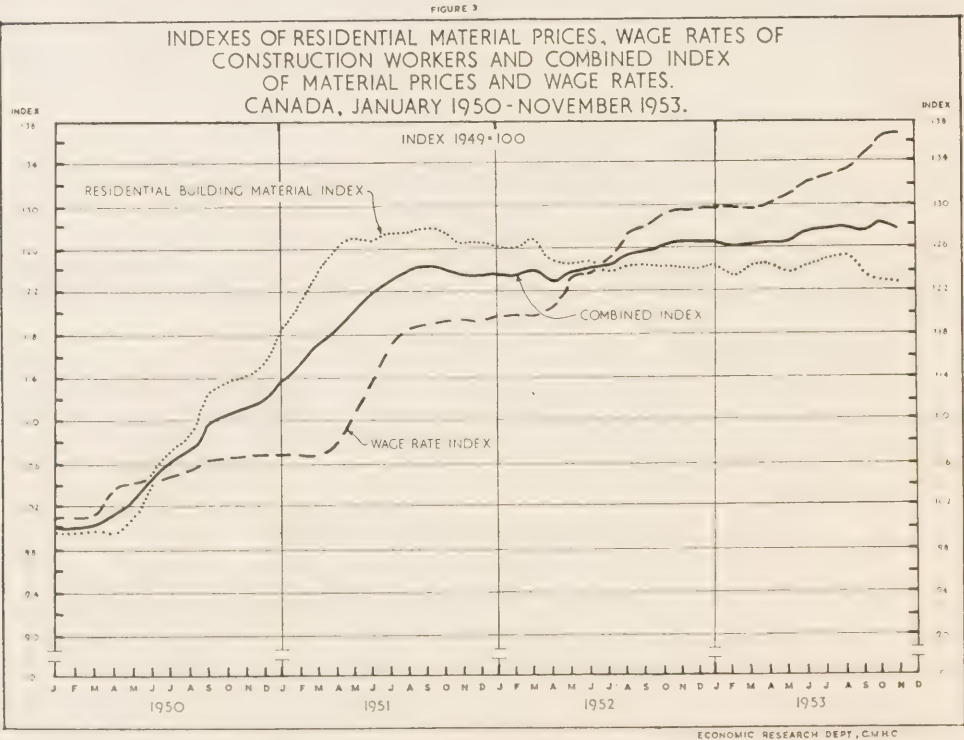
expand their output without a general increase in the cost of materials going into housing. As a net result the combined index of residential building material prices and wage rates averaging 127.2 in 1953 was only two per cent above the 1952 average. The decline in the average construction period for houses completed in 1953 suggests that increased productivity in house building went some part of the way towards offsetting the moderate increase in the composite index of labour and material prices.

Residential Building Material Prices

Prices of residential building materials declined during 1953 with price decreases for lumber, plumbing and heating equipment and electrical equipment overbalancing price increases in other material groups. The composite index of residential building material prices which began to decline in March 1952, continued to fall slowly throughout the 1953 period. The December composite index stood at 122.0 (1949=100), the lowest point reached since March 1951 and over two points lower than at December one year earlier. Of the nine sub-groups making up the composite index, only two showed significant price increases in the 12 month period, the bricks and tile price index and paint and glass index. The lumber products price index dropped from 127.9 in December 1952 to 124.9 in November 1953 and the plumbing equipment dropped nearly six per cent to 113.0. Smaller price reductions were recorded for lath and plaster, electrical and roofing materials.

Wage Rates in the Construction Trades

Additional wage rate increases during the summer and fall of 1953 raised the composite index of wage rates of construction workers to 136.8 (1949=100)



in December. The December index represents a five per cent increase from January 1953. Wage rate increases were registered in all the building trades with the largest increase occurring in the plumbing trade. The plumbing wage rate index rose six per cent in one year to 132.4 at December 1953. An equivalent increase was made in wage rates for unskilled construction workers with the index for this group reaching 143.6 at December 1953.

Shelter Costs, The Consumers' Price Index and Wholesale Price Index

The consumers' price index dropped .8 per cent from October to December 1953 more than offsetting the increase which occurred between September and October. The change was almost entirely due to a decline in the food index.

The overall shelter cost index continued its slow upward rise to reach 125.2 in December 1953. Higher levels in both the rent and home ownership components of the shelter cost index were responsible for the rise. The rental index showed the largest increase rising 3 per cent in 12 months to 127.7 at December 1953. The home ownership cost index was 122.0 in December compared with 120.7 one year earlier.

The wholesale price index which measures price changes in eight major groups of commodities averaged 111.8 in 1953 compared with an average of 114.0 in 1952.

SECTION 8.—BUILDING INDUSTRY

(See Tables 67-68)

Bankruptcies

Notwithstanding a high level of activity in all branches of the construction industry, bankruptcies in the industry were more numerous in the first nine months of 1953. A total of 107 bankruptcies occurred in the nine month period with total liabilities of \$2.6 million. Average defaulted liabilities per firm worked out to \$24,600 slightly above the 1952 average.

In the building material industry there were only 25 failures in the first three quarters compared with 32 in the 1952 period. Defaulted liabilities were higher however, averaging \$47,900 per firm.

Bankruptcies in all industries increased in the 1953 period numbering 1,390 compared to 1,089 in the same period of 1952. Total liabilities of defaulting firms were 39 per cent higher at \$22.8 million.

Common Stock Prices

The index of stock prices for sixteen building material companies weakened slightly in September and October after remaining stable for the past year. The October index at 271.6 (1939 = 100) was 5 per cent below the October 1952 index and 9 per cent below the January 1953 index.

The index of common stock prices of 82 industrial companies showed a more pronounced downward trend in 1953. The October 1953 index at 165.5 was down 14 per cent from the index at January 1953.

PART II
TABULAR MATERIAL*

*Sources of tables shown in Part II together with explanatory notes will be found in Part III.

SECTION 1
HOUSE-BUILDING ACTIVITY

TABLE 1.—NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND
UNDER CONSTRUCTION, CANADA, ⁽¹⁾ 1945—1953.

Type of Unit and Period	Starts	Completions	Under Construction (At End of Period) ⁽²⁾
<i>Dwellings in New Structures and Conversions</i> ⁽³⁾			
1945	— ⁽⁴⁾	48,470	— ⁽⁴⁾
1946	— ⁽⁴⁾	67,194	— ⁽⁴⁾
1947	81,276	79,231	— ⁽⁴⁾
1948	95,340	81,243	— ⁽⁴⁾
1949	93,931	91,655	— ⁽⁴⁾
1950	95,270	91,754	— ⁽⁴⁾
1951	72,079	84,810	— ⁽⁴⁾
1952	86,461	76,302	— ⁽⁴⁾
1953	106,233	100,663	— ⁽⁴⁾
<i>Dwellings in New Structures</i>			
1945	— ⁽⁴⁾	42,488	— ⁽⁴⁾
1946	— ⁽⁴⁾	60,454	40,170
1947	74,263	72,218	42,215
1948	90,194	76,097	56,456
1949	90,509	88,233	59,503
1950	92,531	89,015	59,443
1951	68,579	81,310	43,219 ⁽⁵⁾
1952			
1st Quarter	7,268	13,066	37,259
2nd Quarter	28,023	15,274	50,285
3rd Quarter	26,749	18,445	59,113
4th Quarter	21,206	26,302	55,689
Total, 1952	83,246	73,087	—
1953			
January	3,573	6,101	53,016
February	2,789	6,161	49,737
March	5,568	6,130	49,232
1st Quarter	11,930	18,392	—
April	9,902	6,325	52,626
May	13,606	8,099	58,143
June	11,308	6,675	62,791
2nd Quarter	34,816	21,099	—
July	11,834	6,828	68,216
August	10,883	7,445	71,522
September	10,208	8,643	73,055
3rd Quarter	32,925	22,916	—
October	10,307	12,109	71,337
November	8,339	10,608	68,014
December	4,092	11,715	59,923
4th Quarter	22,738	34,432	—
Total, 1953	102,409	96,839	—

(1) Excluding Yukon and Northwest Territories for the whole period and Newfoundland for the period 1945-48.

(2) Total starts less completions do not equal the number of units under construction because of adjustments (see p. 105).

(3) Estimated.

(4) Not available.

(5) Revised.

TABLE 2.— DWELLINGS STARTED AND COMPLETED IN NEW STRUCTURES, ACTUAL AND SEASONALLY ADJUSTED ANNUAL RATES, BY QUARTER, CANADA, ⁽¹⁾ 1948 — 1953.

Period	Actual		Annual Rates Seasonally Adjusted ⁽²⁾	
	Starts	Completions	Starts	Completions
1948				
1st Quarter	6,678	11,569	58,151	55,851
2nd Quarter	33,090	18,959	91,023	84,823
3rd Quarter	31,348	19,710	99,116	76,994
4th Quarter	19,078	25,859	90,265	81,806
Total, 1948	90,194	76,097	—	—
1949				
1st Quarter	8,490	17,983	79,345	86,296
2nd Quarter	32,158	21,964	87,486	97,917
3rd Quarter	27,972	23,517	88,019	92,017
4th Quarter	21,889	24,731	102,136	77,870
Total, 1949	90,509	88,195	—	—
1950				
1st Quarter	9,015	17,873	88,997	86,998
2nd Quarter	33,134	18,095	90,627	81,241
3rd Quarter	29,796	23,463	93,951	92,353
4th Quarter	20,586	29,584	95,941	93,599
Total, 1950	92,531	89,015	—	—
1951				
1st Quarter	9,801	19,521	89,497	93,538
2nd Quarter	28,664	19,173	79,373	85,046
3rd Quarter	19,122	19,111	60,848	75,460
4th Quarter	10,992	23,505	51,050	74,814
Total, 1951	68,579	81,310	—	—
1952				
1st Quarter	7,268	13,066	66,295	62,851
2nd Quarter	28,023	15,274	77,225	68,157
3rd Quarter	26,749	23,376	84,713	72,756
4th Quarter	21,206	21,371	99,621	83,478
Total, 1952	83,246	73,087	—	—
1953				
1st Quarter	11,930	18,392	112,767	89,430
2nd Quarter	34,816	21,099	96,232	94,289
3rd Quarter	32,925	22,916	105,011	90,533
4th Quarter	22,738	34,432	106,961	106,924
Total, 1953	102,409	96,839	—	—

(1) Including Newfoundland from 1949.

(2) Revised.

TABLE 3.—NUMBER OF NEW PERMANENT DWELLINGS STARTED BY URBAN AND RURAL AREAS,
CANADA, 1947 — 1953.

Period	Urban			Rural			Total Non-farm
	5,000 Population and Over	Under 5,000	Sub-total	Non-farm	Farm	Sub-total	
1947	45,824	13,586	59,410	12,628	2,225	14,853	72,038
1948	57,671	12,026	69,697	15,687	4,810	20,497	85,384
1949	58,370	9,743	68,113	17,565	4,831	22,396	85,678
1950	68,599	7,292	75,891	12,618	4,022	16,640	88,509
1951	47,374	5,532	52,906	11,572	4,101	15,673	64,478
1952							
1st Quarter	6,224	264	6,488	614	166	780	7,102
2nd Quarter	21,288	1,560	22,848	3,093	2,082	5,175	25,941
3rd Quarter	19,959	1,547	21,506	3,646	1,597	5,243	25,152
4th Quarter	15,972	1,427	17,399	2,785	1,022	3,807	20,184
Total, 1952	63,443	4,798	68,241	10,138	4,867	15,005	78,379
1953							
January	2,689	28	2,717	674	182	856	3,391
February	2,688	20	2,708	81	0	81	2,789
March	4,998	136	5,134	367	67	434	5,501
1st Quarter	10,375	184	10,559	1,122	249	1,371	11,681
April	8,817	316	9,133	641	128	769	9,774
May	9,104	892	9,996	3,057	553	3,610	13,053
June	9,239	665	9,904	1,145	259	1,404	11,049
2nd Quarter	27,160	1,873	29,033	4,843	940	5,783	33,876
July	8,665	840	9,505	1,996	333	2,329	11,501
August	7,353	767	8,120	2,185	578	2,763	10,305
September	8,292 ⁽¹⁾	733	9,025	1,065	118	1,183	10,090
3rd Quarter	24,310	2,340	26,650	5,246	1,029	6,275	31,896
October	8,280	930	9,210	944	153	1,097	10,154
November	6,648	202	6,850	1,228	261	1,489	8,078
December	3,540	21	3,561	415	116	531	3,976
4th Quarter	18,468	1,153	19,621	2,587	530	3,117	22,208
Total, 1953	80,313	5,550	85,863	13,798	2,748	16,546	99,661

(1) Revised.

TABLE 4.— NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY URBAN AND RURAL AREAS,
CANADA, 1947 — 1953.

Period	Urban			Rural			Total Non-farm
	5,000 Population and Over	Under 5,000	Sub-total	Non-farm	Farm	Sub-total	
1947	44,452	7,304	51,756	16,091	4,371	20,462	67,847
1948	48,006	10,029	58,035	14,204	3,858	18,062	72,239
1949	60,262	8,611	68,873	14,133	5,227	19,360	83,006
1950	62,847	7,675	70,522	14,448	4,045	18,493	84,970
1951	61,167	4,220	65,387	12,254	3,669	15,923	77,641
1952							
1st Quarter	10,928	562	11,490	1,363	213	1,576	12,853
2nd Quarter	11,658	981	12,639	2,409	226	2,635	15,048
3rd Quarter	12,260	1,554	13,814	1,788	2,843	4,631	15,602
4th Quarter	19,500	1,475	20,975	4,063	1,264	5,327	25,038
Total, 1952	54,346	4,572	58,918	9,623	4,546	14,169	68,541
1953							
January	4,642	602	5,244	567	290	857	5,811
February	4,878	345	5,223	862	76	938	6,085
March	4,896	267	5,163	787	180	967	5,950
1st Quarter	14,416	1,214	15,630	2,216	546	2,762	17,846
April	5,014	153	5,167	1,023	135	1,158	6,190
May	5,718	345	6,063	1,697	339	2,036	7,760
June	5,636	297	5,933	520	222	742	6,453
2nd Quarter	16,368	795	17,163	3,240	696	3,936	20,403
July	5,248	137	5,385	1,233	210	1,443	6,618
August	5,625	483	6,108	935	402	1,337	7,043
September	6,572	662	7,234	1,063	346	1,409	8,297
3rd Quarter	17,445	1,282	18,727	3,231	958	4,189	21,958
October	9,238	1,029	10,267	1,501	341	1,842	11,768
November	8,373	1,006	9,379	823	406	1,229	10,202
December	7,535	1,525	9,060	2,045	610	2,655	11,105
4th Quarter	25,146	3,560	28,706	4,369	1,357	5,726	33,075
Total, 1953	73,375	6,851	80,226	13,056	3,557	16,613	93,282

TABLE 5.—NUMBER OF NEW PERMANENT DWELLINGS COMPLETED,
BY TYPE OF UNIT, CANADA, 1947 — 1953.

Period	One Family	Two Family	Row Houses	Apart- ments	Total
1947	58,778	5,310	608	7,522	72,218
1948	61,787	4,560	1,607	8,143	76,097
1949	68,966	7,309	485	11,473	88,233
1950	68,685	7,376	145	12,809	89,015
1951	60,366	7,568	585	12,791	81,310
1952					
1st Quarter	10,034	954	0	2,078	13,066
2nd Quarter	11,395	1,294	6	2,579	15,274
3rd Quarter	14,215	1,382	23	2,825	18,445
4th Quarter	20,323	1,684	70	4,225	26,302
Total, 1952	55,967	5,314	99	11,707	73,087
1953					
January	4,703	348	25	1,025	6,101
February	4,466	288	0	1,407	6,161
March	4,329	396	0	1,405	6,130
1st Quarter	13,498	1,032	25	3,837	18,392
April	4,482	320	78	1,445	6,325
May	4,937	1,152	21	1,989	8,099
June	4,273	726	0	1,676	6,675
2nd Quarter	13,692	2,198	99	5,110	21,099
July	5,159	406	104	1,159	6,828
August	5,493	560	3	1,389	7,445
September	5,974	680	0	1,989	8,643
3rd Quarter	16,626	1,646	107	4,537	22,916
October	8,300	1,010	49	2,750	12,109
November	7,619	970	42	1,977	10,608
December	9,181	858	50	1,626	11,715
4th Quarter	25,100	2,838	141	6,353	34,432
Total, 1953	68,916	7,714	372	19,837	96,839

TABLE 6.— DISTRIBUTION OF NEW COMPLETED DWELLINGS UNSOLD, BY NUMBER OF MONTHS UNSOLD, AND AVERAGE NUMBER OF MONTHS UNSOLD, METROPOLITAN AREAS AND OTHER MAJOR CITIES, CANADA, 1950 — SEPTEMBER, 1953

Period	Number of Months Unsold						Total Number of New Completed Dwellings Unsold	Completed ⁽¹⁾ Dwellings Unsold for 3 months or less as a Percentage of Total Completions ⁽²⁾	Average Number of Months Unsold
	1-3		4-6		7 and Over				
	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent			
1950	286	64	97	22	64	14	447	3.7	3.7
1951	336	84	44	11	22	5	402	3.0	2.8
1952									
January	983	80	214	17	27	3	1,224	8.6	2.7
February	936	63	492	34	36	3	1,464	9.3	3.2
March	879	66	391	29	63	5	1,333	10.6	3.3
April	759	67	261	23	119	10	1,239	10.1	3.4
May	630	54	365	31	163	15	1,158	8.1	3.6
June	592	53	387	34	158	13	1,137	7.8	3.9
July	515	49	336	32	205	19	1,056	6.5	4.2
August	526	50	254	24	277	26	1,057	7.2	4.2
September	523	53	190	19	269	28	982	6.6	4.3
October	460	55	141	17	238	28	839	5.7	4.6
November	453	56	108	13	257	31	818	4.7	4.7
December	454	69	84	13	119	18	654	4.2	3.5
Annual Average	642	60	269	25	161	15	1,072	7.4	3.8
1953									
January	367	82	54	12	27	6	448	3.1	2.4
February	399	71	71	13	89	16	559	3.7	3.3
March	268	59	117	25	72	16	457	3.0	4.0
April	260	55	140	30	72	15	472	3.1	3.9
May	321	67	111	23	46	10	478	3.9	3.3
June	295	70	67	16	58	14	420	3.6	3.2
July	271	70	51	13	66	17	388	3.0	3.2
August	285	68	81	19	52	13	418	3.1	3.1
September	305	68	89	20	56	12	450	3.3	3.1

(1) Refers to completions of single family dwellings and duplexes in preceding 3 months in areas under review.

(2) Revised.

TABLE 7.—GROSS AND NET RESIDENTIAL CAPITAL FORMATION, CANADA, 1945 — 1953.
(Millions of Dollars)

Period	Gross Capital Formation				Capital Consumption			Net Capital Formation	Net Value of Land Added To Residential Use	Net Additions To Residential Real Estate
	New Construction	Major Improvements and Alterations	Supplementary Costs	Total	Depreciation	Accidental Damages	Total			
1945	268.7	16.9	5.7	291.3	194.4	5.9	200.3	91.0	17.6	108.6
1946	390.2	21.8	8.1	420.1	210.6	6.0	216.6	203.5	26.5	230.0
1947	506.1	33.6	10.5	550.2	241.1	5.6	246.7	303.5	35.0	338.5
1948	628.7	39.0	13.2	680.9	285.5	6.8	292.3	388.6	40.9	429.5
1949	726.8	48.2	16.3	791.3	313.2	7.8	321.0	470.3	49.6	519.9
1950	782.7	60.6	17.8	861.1	340.5	8.7	349.2	511.9	51.8	563.7
1951										
1st Quarter	158.8	14.5	3.5	176.8	100.8	2.7	103.5	73.3	8.9	82.2
2nd Quarter	212.3	19.4	4.9	236.6	102.9	2.8	105.7	130.9	15.9	146.8
3rd Quarter	200.3	18.3	4.6	223.2	104.5	2.9	107.4	115.8	14.0	129.8
4th Quarter	181.4	16.6	4.1	202.1	105.0	2.9	107.9	94.2	11.4	105.6
Total, 1951	752.8	68.8	17.1	838.7	413.2	11.3	424.5	414.2	50.2	464.4
1952										
1st Quarter	124.7	10.2	2.8	137.7	106.8	2.7	109.5	28.2 ⁽¹⁾	3.7	31.9
2nd Quarter	192.0	15.2	4.3	211.5	108.3	2.7	111.0	100.5	13.0	113.5
3rd Quarter	218.8	17.2	4.9	240.9	109.4	2.8	112.2	128.7	16.6	145.3
4th Quarter	229.5	18.0	5.3	252.8	110.0	2.9	112.9	139.9	18.1	158.0
Total, 1952	765.0	60.6	17.3	842.9	434.5	11.1	445.6	397.3 ⁽¹⁾	51.4	448.7
1953 ⁽²⁾										
1st Quarter	185.3	15.2	4.4	204.9	111.0	2.7	113.7	91.2	12.5 ⁽¹⁾	103.7 ⁽¹⁾
2nd Quarter	260.4 ⁽¹⁾	20.6 ⁽¹⁾	6.7 ⁽¹⁾	287.7 ¹	113.0	2.7	115.7	172.0 ⁽¹⁾	17.1 ⁽¹⁾	189.1 ⁽¹⁾
3rd Quarter	274.8	21.7	6.7	303.1	115.1	2.8	117.9	185.2	18.0	203.2
4th Quarter	288.4	22.6	7.0	318.0	116.0	2.9	118.9	199.1	19.8	218.9
Total, 1953	1,008.9	80.1	24.7	1,113.7	456.5	11.1	467.6	646.1	67.4	714.9

(1) Revised.

(2) Preliminary.

TABLE 8.—GROSS AND NET RESIDENTIAL CAPITAL FORMATION VALUED IN 1939 DOLLARS, CANADA, 1945 — 1953.
(Millions of Dollars)

Period	Gross Capital Formation				Capital Consumption		Net Capital Formation	Net Value of Land Added To Residential Use	Net Additions To Residential Real Estate
	New Construction	Major Improvements and Alterations	Supplementary Costs	Total	Depreciation	Accidental Damages			
1945	179.1	11.3	3.8	194.2	127.3	3.9	63.0	11.7	74.7
1946	242.6	13.5	5.1	261.2	129.2	3.7	128.3	16.5	144.8
1947	281.2	17.7	5.7	304.6	129.3	2.9	172.4	19.5	191.9
1948	309.5	25.3	6.8	341.6	136.9	4.6	200.1	20.1	220.2
1949	334.3	26.3	7.5	368.1	146.2	3.8	218.1	23.1	241.2
1950	337.7	29.4	7.7	374.8	151.6	5.5	217.7	22.8	240.5
1951									
1st Quarter	63.9	5.8	1.4	71.1	38.7	1.0	31.4	3.8	35.2
2nd Quarter	81.9	7.4	1.9	91.2	38.8	1.0	51.4	6.2	57.6
3rd Quarter	75.2	6.9	1.8	83.9	39.2	1.1	43.6	5.2	48.8
4th Quarter	68.3	6.1	1.5	75.9	39.3	1.1	35.5	4.2	39.7
Total, 1951	289.3	26.2	6.6	322.1	156.0	4.2	161.9	19.4	181.3
1952									
1st Quarter	46.4	3.8	.9	51.1	39.9	1.0	10.2	1.3	11.5
2nd Quarter	71.6	5.7	1.6	78.9	40.4	1.0	37.5	4.8	42.3
3rd Quarter	81.5	6.5	1.8	89.8	40.9	1.0	47.9	6.1	54.0
4th Quarter	85.3	6.7	2.1	94.1	41.0	1.1	52.0	6.6	58.6
Total, 1952	284.8	22.7	6.4	313.9	162.2	4.1	147.6	18.8	166.4
1953 ⁽¹⁾									
1st Quarter	67.7	5.5	1.6	74.8	40.7	1.0	33.1	4.2	37.3
2nd Quarter	94.1	7.5	2.4	104.0	41.4	1.0	61.6	6.3 ⁽²⁾	67.9 ⁽²⁾
3rd Quarter	100.8	8.0	2.3	111.1	41.9	1.1	68.1	6.6	74.7
4th Quarter	105.8	8.3	2.6	116.7	42.1	1.1	73.5	7.2	80.7
Total, 1953	368.4	29.3	9.1	406.8	166.1	4.1	236.3	24.3	260.6

TABLE 9.—EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE, RESIDENTIAL AND OTHER CONSTRUCTION, CANADA, 1945 — 1953.
(Millions of Dollars)

Period	New Construction			Repair and Maintenance			Total	
	Housing	Other	Sub-total	Housing	Other	Sub-total	Housing	Other
1945.....	285.6	421.0	706.6	96.3	401.7	498.0	381.9	822.7
1946.....	412.0	661.7	1,073.7	105.3	427.7	533.0	517.3	1,089.4
1947.....	539.7	884.0	1,423.7	130.8	461.2	592.0	670.5	1,015.7
1948.....	667.7	1,208.4	1,876.1	161.9	532.1	694.0	829.6	1,740.5
1949.....	775.0	1,348.7	2,123.7	176.0	555.8	731.8	951.2	1,904.5
1950.....	843.3	1,520.4	2,363.7	191.0	575.0	766.0	1,034.3	2,095.4
1951								
1st Quarter.....	173.3	317.5	490.8	40.9	101.2	142.1	214.2	418.7
2nd Quarter.....	231.7	467.6	699.3	48.9	178.5	227.4	280.6	646.1
3rd Quarter.....	218.6	582.5	801.1	67.2	222.7	289.9	285.8	805.2
4th Quarter.....	198.0	546.4	744.4	64.0	202.6	266.6	262.0	749.0
Total, 1951.....	821.6	1,914.0	2,735.6	221.0	705.0	926.0	1,042.6	2,619.0
1952 ⁽¹⁾								
1st Quarter.....	134.9	424.4	559.3	49.9	108.1	158.0	184.8	532.5
2nd Quarter.....	207.2	605.3	812.5	50.4	181.1	231.5	257.6	786.4
3rd Quarter.....	236.0	731.3	967.3	51.1	221.3	272.4	287.1	952.6
4th Quarter.....	247.5	676.0	923.5	51.8	198.5	250.3	299.3	874.5
Total, 1952.....	825.6	2,437.0	3,262.6	203.2	709.0	912.2	1,028.8	3,146.0
1953 ⁽²⁾								
1st Quarter.....	200.5	444.2	644.7	52.7	113.1	165.8	253.2	557.3
2nd Quarter.....	279.0	625.1	906.1	51.6	185.5	237.1	332.6	810.6
3rd Quarter.....	296.5	795.0	1,091.5	53.6	235.1	288.7	350.1	1,030.1
4th Quarter.....	311.0	695.7	1,006.7	54.3	204.3	258.6	365.3	900.0
Total, 1953.....	1,089.0	2,560.0	3,649.0	212.2	738.0	950.2	1,301.2	3,298.0

(1) Revised.
(2) Preliminary.

TABLE 10.— PERSONAL EXPENDITURES, GOVERNMENT EXPENDITURES, GROSS DOMESTIC INVESTMENT AND GROSS NATIONAL EXPENDITURE
CANADA, 1945 — 1953.

Period	Personal Expenditures	Gov't Expenditures	Gross Domestic Investment			Net Foreign Balance	G.N.E.	
			Residential Construction		Other Investment			Total ⁽¹⁾
			Amount ⁽²⁾	Per cent of G.D.I.				
1945	6,811	3,704	272	28.4	685	957	11,850	
1946	7,977	1,832	371	18.8	1,603	1,974	12,026	
1947	9,173	1,570	506	16.1	2,641	3,147	13,768	
1948	10,112	1,798	637	19.0	2,718	3,355	15,613	
1949	10,963	2,128	742	22.7	2,529	3,271	16,462	
1950	12,029	2,326	801	19.8	3,244	4,045	18,203	
1951	13,297	3,212	781	15.4	4,295	5,076	21,450	
1952								
1st Quarter	3,219	1,082	130	15.9	686	816	4,985	
2nd Quarter	3,575	857	206	18.7	893	1,099	5,335	
3rd Quarter	3,487	1,090	229	18.9	985	1,214	6,892	
4th Quarter	4,053	1,187	238	22.7	811	1,049	5,799	
Total, 1952	14,334	4,216	803	19.2	3,375	4,178	23,011	
1953								
1st Quarter	3,451	1,161	193	17.1	933	1,126	5,314	
2nd Quarter	3,788	889	269	18.2	1,211	1,480	5,753	
3rd Quarter	3,626	1,218	306	21.1	1,142	1,448	7,211	
4th Quarter	4,170	1,182	294	28.8	728	1,022	5,964	
Total, 1953	15,035	4,450	1,062	20.1	4,014	5,076	24,242	

(1) Excluding changes in farm inventory.

(2) Excludes expenditures by government departments.

TABLE 11.— NEW RESIDENTIAL CONSTRUCTION,
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945 — SEPTEMBER, 1953.

Period	Value of Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Dwellings		
	New Construction	Additions, Alterations and Repairs	Total	Apartments and Flats	All Other Dwellings	Total
1945	105.5	12.4	117.9	4,918	23,645	28,563
1946	182.7	18.0	200.7	6,274	39,023	45,297
1947	161.9	16.0	177.9	3,967	33,250	37,217
1948	276.2	23.1	299.3	6,473	44,838	51,311
1949	328.4	26.3	354.7	9,895	45,395	55,290
1950	388.5	34.4	422.9	11,310	48,963	60,273
1951	306.6	32.9	339.5	7,469	36,935	44,404
1952						
1st Quarter	45.7	4.2	49.9	1,499	5,133	6,632
2nd Quarter	148.0	11.8	159.8	4,889	15,932	20,821
3rd Quarter	115.3	11.3	126.6	3,573	13,150	16,723
4th Quarter	95.3	8.0	103.3	3,747	9,252	12,999
Total, 1952	404.3	35.3	439.6	13,708	43,467	57,175
1953						
January	14.4	1.6	16.0	679	1,399	2,078
February	20.2	2.1	22.3	1,006	2,132	3,138
March	46.0	3.1	49.1	1,916	4,306	6,222
1st Quarter	80.6	6.8	87.4	3,601	7,837	11,438
April	68.1	4.2	72.3	2,111	6,725	8,836
May	61.6	4.7	66.3	2,212	6,361	8,573
June	61.7	4.5	66.2	2,297	6,020	8,317
2nd Quarter	191.4	13.4	204.8	6,620	19,106	25,726
July	54.1	4.4	58.5	1,609	5,572	7,181
August	44.3	3.8	48.1	1,690	4,205	5,895
September	53.6	4.1	57.7	2,166	5,754	7,920
3rd Quarter	152.0	12.3	164.3	5,465	15,531	20,996

TABLE 12.—NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED,
CANADA, 1945 — OCTOBER, 1953.

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Dwellings		
	Apartments	All Other Residential Dwellings	Total	⁽¹⁾ Apartments	All Other Residential Dwellings	Total
1945	6.3	189.7	196.0	1,103	48,344	49,447
1946	19.0	194.1	213.1	3,139	38,162	41,301
1947	12.0	184.8	197.2	1,743	36,458	38,201
1948	30.1	343.0	373.1	3,730	62,500	66,230
1949	69.5	394.9	464.4	8,165	64,247	72,412
1950	59.3	482.4	541.7	6,550	71,173	77,723
1951	55.8	381.4	437.2	5,425	53,554	58,979
1952						
1st Quarter	16.4	51.5	67.9	1,548	6,641	8,189
2nd Quarter	23.2	123.2	146.4	2,168	13,842	16,010
3rd Quarter	30.7	117.6	148.3	2,834	14,299	17,133
4th Quarter	31.3	117.1	148.4	2,923	14,725	17,648
Total, 1952	101.6	409.4	511.0	9,473	49,507	58,980
1953						
January	8.1	13.4	21.5	743	1,592	2,335
February	5.0	30.2	35.2	457	2,767	3,224
March	11.0	35.6	46.6	986	3,656	4,642
1st Quarter	24.1	79.2	103.3	2,186	8,015	10,201
April	14.4	62.0	76.4	1,332	7,225	8,557
May	13.8	54.7	68.5	1,270	6,741	8,011
June	8.3	75.7	84.0	768	9,441	10,209
2nd Quarter	36.5	192.4	228.9	3,370	23,407	26,777
July	9.5	63.2	72.7	883	7,647	8,530
August	6.3	57.3	63.6	581	7,383	7,964
September	3.0	41.0	44.0	276	4,958	5,234
3rd Quarter	18.8	161.5	180.3	1,740	19,988	21,728
October	26.6	62.3	88.9	2,443	7,387	9,830

(1) Estimated.

PUBLICLY-ASSISTED HOUSE BUILDING

TABLE 13.—NUMBER OF DWELLINGS IN NEW STRUCTURES STARTED, PUBLICLY-INITIATED, AND PRIVATELY-INITIATED, WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947 — SEPTEMBER, 1953.

Period	Publicly-Initiated Housing	Privately-Initiated Housing					Total Publicly Assisted Housing ⁽²⁾	Total Housing
		With Government Financial Assistance			Without Government Financial Assistance	Total Privately-Initiated Housing		
		Guarantees		Sub-total ⁽¹⁾				
		Loans						
1947	7,190	12,963	387	13,533	53,540	67,073	20,723	74,263
1948	10,006	17,363	1,528	19,029	61,159	80,188	29,035	90,194
1949	7,874	23,597	3,634	27,297	55,338	82,635	35,171	90,509
1950	4,599	37,935	1,818	39,872	48,060	87,932	44,471	92,531
1951								
1st Quarter	351	4,891	316	5,207	4,243	9,450	5,558	9,801
2nd Quarter	773	9,063	239	9,312	18,579	27,891	10,085	28,664
3rd Quarter	870	6,583	180	6,763	11,489	18,252	7,633	19,122
4th Quarter	638	2,355	96	2,451	7,903	10,354	3,089	10,992
Total, 1951	2,632	22,892	831	23,733	42,214	65,947	26,365	68,579
1952								
1st Quarter	547	2,994	91	3,085	3,636	6,721	3,632	7,268
2nd Quarter	1,391	6,331	215	6,546	20,086	26,632	7,937	28,023
3rd Quarter	1,737	9,602	256	9,858	15,154	25,012	11,595	26,749
4th Quarter	703	9,504	350	9,854	10,649	20,503	10,557	21,206
Total, 1952	4,378	28,431	912	29,343	49,525	78,868	33,721	83,246
1953								
1st Quarter	309	4,753	65	4,818	6,695 ⁽³⁾	11,621	5,235 ⁽³⁾	11,930
2nd Quarter ⁽³⁾	521	9,502	222	9,724	24,579	34,295	10,245	34,816
3rd Quarter	515	9,720	240	9,960	22,450	32,410	10,475	32,925

(1) Includes in addition to units started with loan and guarantee assistance, units approved under the double depreciation provisions without National Housing Act loans or guarantees.

(2) Includes direct Government housing and privately-initiated housing with Government financial assistance.

(3) Revised.

TABLE 14. — LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, NUMBER AND AMOUNT OF NET LOANS APPROVED
AND NUMBER OF DWELLINGS FINANCED, CANADA, FEBRUARY, 1945 — 1953.

Period	Number of Loans			Number of Dwellings			Amount of Loans (\$000)		
	Joint	Direct	Total	Joint	Direct	Total	Joint	Direct	Total
1945	4,838	—	4,838	5,387	—	5,387	22,511	—	22,511
1946	7,307	34	7,341	8,378	3,449	11,827	37,638	18,323	55,951
1947	8,807	79	8,886	10,681	252	10,933	52,107	1,123	53,230
1948	15,191	122	15,313	18,426	350	18,776	96,330	7,961	104,291
1949	17,534	513	18,047	19,842	5,324	25,166	111,971	28,859	140,830
1950	33,302	632	33,934	37,485	4,795	42,280	259,431	25,056	284,487
1951	14,571	345	14,916	17,742	1,541	19,283	113,584	10,037	123,621
1952									
1st Quarter	3,722	249	3,971	4,806	626	5,432	36,480	4,376	40,856
2nd Quarter	6,935	362	7,297	8,585	2,055	10,640	63,333	13,259	76,592
3rd Quarter	6,169	736	6,905	7,721	2,073	9,794	57,548	13,877	71,425
4th Quarter	4,457	1,088	5,545	6,376	2,081	8,457	44,234	15,977	60,211
Total, 1952	21,283	2,435	23,718	27,488	6,835	34,323	201,595	47,489	249,084
1953									
January	807	35	842	1,124	93	1,217	7,987	510	8,497
February	1,569	38	1,607	1,999	100	2,099	15,409	663	16,072
March	1,868	45	1,913	3,382	63	3,445	17,548	413	17,961
1st Quarter	4,244	118	4,362	6,505	256	6,761	40,944	1,586	42,530
April	2,363	151	2,514	3,249	305	3,554	24,226	2,073	26,299
May	2,914	143	3,057	3,646	722	4,368	28,495	4,746	33,241
June	2,678	364	3,042	3,806	550	4,356	28,344	3,759	32,103
2nd Quarter	7,955	658	8,613	10,701	1,577	12,278	81,065	10,578	91,643
July	2,335	711	3,046	3,605	1,826	5,431	26,612	12,820	39,432
August	1,847	554	2,401 ⁽¹⁾	2,153	606	2,759	17,578	4,642	22,220 ⁽¹⁾
September	2,028	444	2,472	2,327	433	2,760	19,231	3,530	22,761
3rd Quarter	6,210	1,709	7,919	8,085	2,865	10,950	63,421	20,992	84,413
October	1,506	522	2,028	2,031	1,415	3,446	15,074	9,801	24,875
November	1,910	264	2,174	2,506	908	3,414	20,235	6,457	26,692
December	1,235	— 52	1,183	1,963	— 66	1,897	14,997	— 624	14,373
4th Quarter	4,651	734	5,385	6,500	2,257	8,757	50,306	15,634	65,940
Total, 1953	23,060	3,219	26,279	31,791	6,955	38,746	235,736	48,790	284,526

(1) Revised.

TABLE 15.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT,
NUMBER AND AMOUNT OF NET LOANS APPROVED FOR NON-DEFENCE WORKER
HOUSES BUILT WITH AGREED SALE OR CONTRACT PRICE, AND NUMBER OF
DWELLINGS FINANCED, CANADA, OCTOBER, 1951 — 1953.

Period	Number of Loans	Number of Dwellings	Amount of Loans (\$000)
1951.....	1,108	1,132	9,172
1952			
January.....	1,554	1,587	13,245
February.....	1,047	1,072	8,555
March.....	1,510	1,535	12,483
1st Quarter.....	4,111	4,194	34,283
April.....	1,441	1,449	11,863
May.....	2,085	2,106	17,200
June.....	1,997	2,059	16,964
2nd Quarter.....	5,523	5,614	46,027
July.....	2,017	2,055	17,242
August.....	1,662	1,681	14,125
September.....	1,234	1,261	10,242
3rd Quarter.....	4,913	4,997	41,609
October.....	1,542	1,553	12,850
November.....	937	950	7,953
December.....	821	840	6,846
4th Quarter.....	3,300	3,343	27,649
Total, 1952.....	17,847	18,148	149,568
1953			
January.....	614	613	5,071
February.....	1,209	1,240	10,614
March.....	1,470	1,476	12,643
1st Quarter.....	3,293	3,329	28,328
April.....	1,717	1,731	14,608
May.....	2,124	2,119	18,650
June.....	1,947	1,931	16,722
2nd Quarter.....	5,788	5,781	49,980
July.....	1,711	1,703	14,576
August.....	1,455	1,430	12,557
September.....	1,554	1,562	13,845
3rd Quarter.....	4,720	4,695	40,978
October.....	1,177	1,178	9,805
November.....	1,687	1,686	15,255
December.....	1,124	1,840	14,193
4th Quarter.....	3,988	4,704	39,253
Total, 1953.....	17,789	18,509	158,539

TABLE 16.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, GROSS LOANS APPROVED BY TYPE OF LOAN,
CANADA, FIRST NINE MONTHS, 1952 AND 1953.

Type of Loan	1952				1953			
	Number of Loans	Number of Dwellings	Amount of Loans (\$'000)	Average Loan per Dwelling \$	Number of Loans	Number of Dwellings	Amount of Loans (\$'000)	Average Loan per Dwelling \$
<i>Housing for Home Ownership</i>								
Defence worker housing	33	33	260	7,865	204	204	1,705	8,358
Loans to home owners	956	956	8,694	9,094	540	540	4,847	8,976
Loans to builders for sale								
Non-defence worker housing	4,519	4,603	34,331	7,442	6,224	6,366	49,428	7,764
Loans to home owners	13,340	13,708	112,092	8,177	14,444	14,707	126,760	8,619
Loans to builders for sale								
Sub-total	18,848	19,300	155,377	8,046	21,412	21,817	182,740	8,376
<i>Housing for Rental Purposes</i>								
Rental insurance								
Defence worker housing	5	780	4,967	6,368				
Non-defence worker housing	35	2,273	13,266	5,836	38	2,551	16,956	6,647
Primary industries	—	—	—	—	1	12	60	5,000
Limited Dividend Corporation	5	363	2,256	6,214	10	401	2,663	6,641
Other Rental	357	4,606	24,012	5,213	451	6,366	36,486	5,729
Sub-total	402	8,022	44,501	5,547	500	9,330	56,165	6,020
Total Gross Loans	19,250	27,322	199,878	7,313	21,912	31,147	238,905	7,670

TABLE 17.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, (1) ANALYSIS OF GROSS LOANS APPROVED, SHOWING NUMBER AND AMOUNT OF LOANS, NUMBER OF DWELLINGS, AVERAGE ESTIMATED COST, LENDING VALUE, AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF DWELLING, CANADA, FIRST NINE MONTHS, 1952 AND 1953.

Type of Dwelling	Number of Loans	Number of Dwellings	Amount of Loans (\$000)	Average Estimated Costs				Average			
				Land	Con-struction	Other	Total	Lending Value	Loan	Finished Floor Area (Sq. Ft.)	Con-struction Cost per Sq. Ft. \$
				\$	\$	\$	\$	\$	\$	(Sq. Ft.)	\$
1952											
Single 1-Storey	12, 105	12, 105	96, 626	1, 176	9, 613	368	11, 157	10, 496	7, 982	1, 030	9.10
Single 1½-Storey	3, 203	3, 203	27, 183	1, 179	9, 804	439	11, 422	10, 394	8, 487	1, 236	7.79
Finished	1, 218	1, 218	9, 373	1, 068	8, 944	293	10, 305	9, 896	7, 712	1, 364	6.54
Unfinished	1, 397	1, 397	12, 567	1, 194	11, 179	464	12, 837	12, 037	8, 996	1, 231	8.08
Single 2-Storey	506	506	4, 643	1, 177	10, 306	499	11, 982	11, 251	8, 827	1, 076	7.82
Semi-Detached	149	298	1, 591	777	7, 875	310	8, 962	7, 419	5, 340	1, 018	6.95
Duplex	41	123	600	837	7, 720	308	8, 864	6, 179	4, 873	1, 095	7.32
Triplex	278	620	3, 635	739	7, 601	296	8, 636	7, 719	5, 863	1, 003	7.21
Double Duplex	41	98	605	625	8, 706	307	9, 638	8, 173	6, 174	1, 003	7.08
Row House	307	7, 371	40, 779	548	6, 772	537	7, 857	6, 269	5, 532	881	7.86
Apartment											
Total	19, 245	26, 959	197, 602	983	8, 846	424	10, 253	9, 270	6, 606	1, 058	8.00
1953											
Single 1-Storey	15, 571	15, 578	130, 340	1, 186	10, 042	444	11, 672	10, 998	8, 367	1, 060	9.47
Single 1½-Storey	2, 822	2, 956	25, 244	1, 236	10, 104	494	11, 835	11, 148	8, 533	1, 220	8.28
Finished	879	879	7, 247	1, 242	9, 454	342	11, 038	10, 528	8, 244	1, 341	6.55
Unfinished	1, 327	1, 327	12, 266	1, 299	11, 274	495	13, 068	12, 319	9, 243	1, 140	8.42
Single 2-Storey	506	577	5, 383	1, 367	10, 078	513	11, 958	20, 087	9, 329	1, 140	8.84
Semi-Detached	175	350	1, 970	866	8, 045	322	9, 233	7, 952	5, 627	1, 057	7.61
Duplex	48	144	706	881	8, 050	249	9, 180	6, 614	4, 902	1, 040	7.74
Triplex	151	314	1, 840	948	8, 258	359	9, 565	7, 931	5, 859	1, 064	7.76
Double Duplex	72	353	2, 234	740	7, 750	512	9, 002	17, 041	6, 329	957	8.10
Row House	405	8, 389	50, 079	509	7, 176	551	8, 236	7, 009	5, 969	868	8.21
Apartment											
Total	21, 956	30, 867	237, 309	1, 004	9, 230	476	10, 710	10, 127	7, 687	1, 046	8.95

(1) Excluding loan approvals under Sections 6 and 17.

(2) Total floor area including unfinished portion averaged 1,314 sq. ft. in 1952 and 1,442 sq. ft. in 1953.

TABLE 18.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, RENTAL INSURANCE PLAN, NET NUMBER OF PROJECTS, DWELLINGS AND TOTAL ESTIMATED COST, APPROVED WITH LOANS UNDER THE N.H.A. AND WITH CONVENTIONAL LOANS,
CANADA, JULY, 1948—1953.

Period	With Loans Under the N.H.A.			With Conventional Loans			Total	
	Number of Projects	Number of Units	Estimated Cost (\$000)	Number of Projects	Number of Units	Estimated Cost (\$000)	Number of Projects	Number of Units
1948	1	50	303	35	1,938	14,182	36	1,988
1949	58	6,158	41,443	60	1,562	12,425	118	7,720
1950	33	3,337	24,037	21	974	7,787	54	4,311
1951	11	337	3,298	4	412	3,334	15	749
1952	46	3,187	25,562	7	314	2,611	53	3,501
1953								
January	2	36 ⁽¹⁾	283 ⁽¹⁾	—	—	—	2	36 ⁽¹⁾
February	1	—50	—372	—	—	—	1	—50
March	1	11	18	—	—	1	1	11
1st Quarter	4	—3 ⁽¹⁾	—71 ⁽¹⁾	—	—	1	4	—3 ⁽¹⁾
April	7	1,105	9,903	—	—	—	7	1,105
May	7	323	2,851	—	—	—	7	323
June	5	211	1,898	—	—	—	5	211
2nd Quarter	19	1,639	14,652	—	—	—	19	1,639
July	8	549 ⁽¹⁾	4,724 ⁽¹⁾	—	—	—	8	549 ⁽¹⁾
August	1	12	70	—	—	—	1	12
September	—	—	—	—	—	—	—	—
3rd Quarter	9	561	4,794	—	—	—	9	561
October	8	589	5,027	—	—	—	8	589
November	2	41	317	—	—	—	2	41
December	—1	—15	—119	—	—	—	—1	—15
4th Quarter	9	615	5,225	—	—	—	9	615
Total, 1953	41	2,812	24,600	—	—	1	41	2,812
Total, July, 1948—December, 1953	190	15,881	119,543	127	5,200	40,340	317	21,081
								159,883

(1) Revised.

TABLE 19.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, RENTAL INSURANCE PLAN,
AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT
PER UNIT, FOR GROSS PROJECTS APPROVED, CANADA, 1948 — 1953.

Period	Number of Rooms	Floor Area (Sq. Ft.)	Estimated Cost \$	Maximum Monthly Rent \$
1948	3.9	878	7,266	80.93
1949	4.1	904	7,101	70.55
1950	4.1	902	7,018	67.81
1951				
1st Quarter	3.6	886	8,145	79.22
2nd Quarter	3.7	879	9,571	85.03
3rd Quarter	—	—	—	—
4th Quarter	3.7	825	7,720	76.94
Annual Average	3.6	868	8,558	80.76
1952				
1st Quarter	4.1	929	8,012	82.00
2nd Quarter	4.2	946	8,142	82.77
3rd Quarter	4.0	919	7,557	76.40
4th Quarter	4.1	915	8,325	89.97
Annual Average	4.1	939	8,057	83.09
1953				
January	3.6	917	8,429	91.96
February	3.7	859	8,567	85.07
March	4.0	862	7,450	85.36
1st Quarter	3.8	885	8,016	88.09
April	3.7	859	8,962	84.28
May	3.7	892	8,821	92.86
June	4.3	864	8,994	81.75
2nd Quarter	3.8	866	8,939	88.58
July	3.6	887	8,299 ⁽¹⁾	88.71 ⁽¹⁾
August	3.5	831	9,090	88.77
September	—	—	—	—
3rd Quarter	3.6	863	8,635	88.74
October	4.5	906	8,570	86.58
November	3.8	1,026	9,312	96.58
December	—	—	—	—
4th Quarter	4.5	918	8,515	87.25
Average, July, 1948— December, 1953	4.0	900	7,467	75.74

(1) Revised.

TABLE 20.—FEDERAL-PROVINCIAL HOUSING OPERATIONS UNDER SECTION 46 OF THE
NATIONAL HOUSING ACT, CANADA,
1950 — 1953.

Period	Number of Projects for Which Contracts Awarded	Number of Dwellings			
		For Which Contracts Awarded	Started	Completed	Under Construction (at End of Period)
1950	1	140	140	—	140
1951					
1st Quarter	—	—	—	8	132
2nd Quarter	1	88	4	76	60
3rd Quarter	—	—	84	56	88
4th Quarter	2	355	103	—	191
Total, 1951	3	443	191	140	—
1952					
1st Quarter	—	—	123	40	274
2nd Quarter	7	377	308	65	517
3rd Quarter	11	777	615	126	1,006
4th Quarter	3	270	381	195	1,192
Total, 1952	21	1,424	1,427	426	—
1953					
January	—	—	26	55	1,163
February	—	—	1	171	993
March	—	—	100	149	944
1st Quarter	—	—	127	375	—
April	1	100	94	84	954
May	—	—	96	77	973
June	1	40	106	155	924
2nd Quarter	2	140	296	316	—
July	2	254	131	221	834
August	3	74	60	176	718
September	2	75	182	133	767
3rd Quarter	7	403	373	530	—
October	1	50	69	125	711
November	1	28	11	88	634
December	—	—	30	98	566
4th Quarter	2	78	110	311	—
Total, 1953	11	621	906	1,532	—
Total, 1950 — December, 1953	36	2,628	2,664	2,098	—

TABLE 21. — FEDERAL-PROVINCIAL LAND ASSEMBLY OPERATIONS
UNDER SECTION 46 OF THE NATIONAL HOUSING ACT,
CANADA, 1950 — 1953.

Period	Projects Approved			Number of Lots Sold ⁽¹⁾
	Number of Projects	Number of Acres	Number of Lots	
1950	5	648	2,257	—
1951	8	1,287	4,902	175
1952				
1st Quarter	2	28	187	—
2nd Quarter	1	301	2,170	—
3rd Quarter	3	548	1,539	—
4th Quarter	1	95	475	—
Total, 1952	7	972	4,371	418 ⁽²⁾
1953				
1st Quarter	—	—	—	175
2nd Quarter	—	—	—	342
3rd Quarter	1	203	1,015	102
4th Quarter	4	205	1,024	191
Total, 1953	5	408	2,039	810
Total, 1950 — December, 1953 ⁽³⁾	25	2,721	12,805	1,403

(1) Includes acceptances of offers to purchase.

(2) Quarterly data not available.

(3) These totals differ from those shown in Table 20 of the *Annual Report C.M.H.C.*, 1952 because of subsequent adjustments in the number of lots available for housing.

TABLE 22.—EXPENDITURES⁽¹⁾, UNDER SECTION 46 OF THE NATIONAL HOUSING ACT,

CANADA, 1950 — 1953.

(\$'000)

Period	Rental Housing Projects			Land Assembly Projects		Combined Housing and Land Assembly Projects		
	Housing	Land Improvement and Other Outlay	Total	Land Improvement and Other Outlay		Housing	Land Improvement and Other Outlay	Total
1950	427.0	90.3	517.3	279.1		—	—	796.4
1951	945.0	106.0	1,051.0	1,601.0		—	7.0	2,659.0
1952								
1st Quarter	635.5	26.4	661.9	152.6		30.2	9.2	39.4
2nd Quarter	663.2	27.5	690.7	273.1		5.0	2.6	7.6
3rd Quarter	2,288.3	86.8	2,375.1	425.8		71.9	23.7	95.6
4th Quarter	4,814.9	208.3	5,023.2	570.6		420.0	133.4	553.4
Total, 1952	8,401.9	349.0	8,750.9	1,422.1		527.1	168.9	696.0
1953								
1st Quarter	2,274.0	760.2	3,034.2	260.9		245.3	307.0	552.3
2nd Quarter	1,973.5	248.8	2,222.3	301.6		332.3	12.7	345.0
3rd Quarter	2,464.1	225.7	2,689.8	477.5		391.5	34.4	425.9
4th Quarter	1,389.2	383.3	1,772.5	793.8		346.0	131.7	477.7
Total, 1953	8,100.8	1,618.0	9,718.8	1,833.8		1,315.1	485.8	1,800.9
								13,353.5

(1) Includes both Federal and Provincial Shares.

TABLE 23.—LAND ASSEMBLY PROJECTS UNDER SECTION 19 OF THE NATIONAL HOUSING ACT,
CANADA, 1947 — SEPTEMBER, 1953.

Period	Progress of Land Assembly Projects										Total Expenditure (\$000)
	Started			Improvements Completed				Under Construction (At End of Period)			
	Number of Projects	Number of Lots	Number of Acres	Number of Projects	Number of Lots			Number of Projects	Number of Lots		
					Completed	Sold or Optioned	Not Optioned or Sold (At End of Period)				
1947	4	910	199	—	—	—	—	4	910	—	
1948	1	91	11	—	—	—	—	5	1,001	—	
1949	1	534	150	—	872	872	663	6	663	1,141.0 ⁽¹⁾	
1950	1	417	90	3	1,080	638	452	4	452	392.1	
1951	—	—	—	—	—	223	219	4	219	530.2	
1952	—	—	—	—	—	3	216	4	216	6.4	
1st Quarter	—	—	—	—	—	—	—	—	—	—	
2nd Quarter	—	—	—	1	—	4	212	3	212	40.8	
3rd Quarter	—	—	—	1	—	16	196	2	196	5.1	
4th Quarter	—	—	—	—	—	50	146	2	146	2.8	
Total, 1952	—	—	—	2	—	73	—	—	—	55.1	
1953	—	—	—	1	—	—	146	1	146	.8	
1st Quarter	—	—	—	—	—	—	—	—	—	—	
2nd Quarter	—	—	—	—	—	32	114	1	114	3.8	
3rd Quarter	—	—	—	—	—	28	86	1	86	54.7	

(1) Includes expenditures made in 1947 and 1948.

TABLE 24.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, ⁽¹⁾ NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURE, CANADA, 1941 — SEPTEMBER, 1953.

Period	Number of Dwellings			Expenditure (\$'000)			
	Started	Completed	Under Construction (At End of Period)	Housing	Supplementary Buildings	Land, Improvements and Other Outlay	Total
1941—1945 ⁽²⁾	23,704	18,774	4,930	60,941	13,779	16,671	91,391
1946	6,133	6,997	4,066	34,314	47	2,179	36,540
1947	6,709	5,421	5,354	26,701	21	1,893	28,615
1948	8,199	6,934	6,619	49,180	39	4,165	53,384
1949	4,916	7,804	3,731	38,635	160	3,978 ⁽³⁾	42,773
1950	1,023	3,841	913	12,945	0	3,199 ⁽³⁾	16,144
1951	8	707	214	2,395	0	1,982 ⁽³⁾	4,377
1952							
1st Quarter	186	191	209	405	0	69	474
2nd Quarter	177	22	364	986	0	207	1,193
3rd Quarter	142	14	492	446	0	408	854
4th Quarter	103	143	451	1,514	0	791	2,305
Total, 1952	608	370	—	3,351	0	1,475 ⁽³⁾	4,826
1953							
January	—	77	375	34	0	1	35
February	26	48	353	236	0	21	257
March	1	52	302	427	0	32	459
1st Quarter	27	177	—	697	0	54	751
April	—	81	221	180	0	26	206
May	38	59	200	198	0	116	314
June	16	41	175	222	0	49	271
2nd Quarter	54	181	—	600	0	191	791
July	34	62	147	67	0	94	161
August	—	21	126	53	0	99	152
September	—	23	103	126	0	34	160
3rd Quarter	34	106	—	246	0	227	473
Total, April, 1941 — September, 1953	51,415	51,312	—	230,005	14,046	36,014	280,065

(1) Operations during 1941—1947 conducted by Wartime Housing Limited.

(2) Covers war workers' housing built between April, 1941 and December 31, 1945.

(3) Excluding \$1,255,000 expended in 1949, \$1,148,000 in 1950, \$740,367 in 1951 and \$140,730 in 1952 recoverable from municipalities.

TABLE 25.—PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF RENTAL UNITS UNDER ADMINISTRATION, AND PER CENT VACANT, BY TYPE OF UNIT, CANADA, 1947 — OCTOBER, 1953.

As at End of Period	Units in New Structures					
	Single Units		Multiple Units		Total ⁽¹⁾	
	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant
1947	30,392	.6	799	.1	33,270	.5
1948	33,900	.3	1,388	.1	37,115	.3
1949	38,367	.4	1,768	.3	41,348	.4
1950	36,002	.6	1,767	.5	38,514	.6
1951						
March	33,548	.6	1,762	.9	35,845	.7
June	28,649	.5	1,760	1.1	30,862	.5
September	24,440	.5	1,760	.9	26,500	.5
December	22,689	.5	1,760	.3	24,674	.4
1952						
March	21,792	.4	1,760	.3	23,645	.4
June	20,034	.3	1,763	.7	21,831	.3
September	18,892	.3	1,763	.6	20,663	.3
December	17,838	.2	1,762	.3	19,600	.2
1953						
January	17,720	.1	1,762	.3	19,482	.2
February	17,621	.2	1,762	—	19,383	.1
March	17,551	.2	1,762	.1	19,313	.2
April	17,370	.1	1,762	.1	19,132	.1
May	17,223	.1	1,762	.7	18,985	.2
June	17,094	.1	1,762	1.1	18,856	.2
July	17,014	.1	1,762	1.8	18,776	.3
August	16,900	.1	1,762	1.6	18,662	.2
September	16,780	.1	1,762	1.4	18,542	.2
October	16,709	.3	1,762	1.5	18,471	.4

(1) Prior to September 1952, total includes home conversion plan units.

TABLE 26.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ NUMBER OF DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, 1949 — SEPTEMBER, 1953.

Period	Number of Dwellings ⁽²⁾			Actual Expenditures (\$'000)		
	Started	Completed	Under Construction (At End of Period)	Housing	Land Improvements and Other Outlay	Total
1949	2,786	20	2,744	10,513	1,272	11,785
1950	3,436	2,578	3,624	23,961	4,485	28,446
1951	1,432	2,639	2,417	20,465	4,215	24,680
1952						
1st Quarter	359	1,042	1,734	4,638	776	5,414
2nd Quarter	875	568	2,041	3,325	586	3,911
3rd Quarter	1,019	386	2,674	7,566	2,571	10,137
4th Quarter	320	540	2,453	6,420	2,710	9,130
Total, 1952	2,573	2,536	—	21,949	6,643	28,592
1953						
January	5	165	2,293	1,115	428	1,543
February	167	617	1,843	1,181	323	1,504
March	10	375	1,478	1,080	319	1,399
1st Quarter	182	1,157	—	3,376	1,070	4,446
April	64	283	1,259	1,118	400	1,518
May	98	268	1,089	670	176	846
June	68 ⁽³⁾	119	1,014	2,764	989	3,753
2nd Quarter	230 ⁽³⁾	670	—	4,552	1,565	6,117
July	12	209	817	869	330	1,199
August	31	104	744	490	612	1,102
September	99	48	795	855	615	1,470
3rd Quarter	142	361	—	2,214	1,557	3,771

(1) The construction operations in respect of the 1949 program of Armed Service Married Quarters are being conducted by the Construction Division, C.M.H.C. on behalf of the Department of National Defence. For progress of 1947 and 1948 program see Table 33, *Housing in Canada*, First Quarter, 1952, p. 69.

(2) Not shown are 497 units in remote areas, 220 of which were completed in 1950 by the Construction Division, C.M.H.C. and 277 units completed in 1951 by Defence Construction (1951) Limited.

(3) Revised.

TABLE 27.— CONSTRUCTION OF NEW SCHOOLS BY CENTRAL MORTGAGE AND HOUSING CORPORATION FOR THE DEPARTMENT OF NATIONAL DEFENCE, NUMBER OF SCHOOLS FOR WHICH CONTRACTS HAVE BEEN AWARDED, STARTED AND COMPLETED, AND EXPENDITURES, CANADA, 1950 — SEPTEMBER, 1953.

Period	Number of Schools				Total Expenditure (\$'000)		
	For which Contracts Awarded	Started	Completed	Under Construction (at end of Period)	Schools	Land Acquisition and Other Outlay	Total
1950	20	19	—	19	1,665	18	1,683
1951							
1st Quarter	1	2	—	21	1,706	16	1,722
2nd Quarter	—	—	—	21	1,193	12	1,205
3rd Quarter	—	—	4	17	1,545	54	1,599
4th Quarter	2	2	1	18	1,205	165	1,370
Total, 1951	3	4	5	—	5,649	247	5,896
1952							
1st Quarter	—	—	8	10	357	30	387
2nd Quarter	1	—	2	8	104	41	145
3rd Quarter	1	—	2	6	218	140	358
4th Quarter	—	2	3	5	107	143	250
Total, 1952	2	2	15	—	786	354	1,140
1953							
1st Quarter	—	—	—	5	172	52	224
2nd Quarter	1	1	1	5	151	34	185
3rd Quarter	3	3	—	8	69	52	121

TABLE 28.—HOUSING OPERATIONS AND TOTAL CONSTRUCTION OPERATIONS BY DEFENCE
CONSTRUCTION (1951) LIMITED, CANADA, NOVEMBER, 1950 — OCTOBER, 1953.

Period	Residential Construction				Total		
	Number of Dwellings			Expendi- ture (\$000)	Contracts Awarded ⁽¹⁾		Expendi- ture (\$000)
	For Which Contracts Awarded	Started	Com- pleted		Number	Amount (\$000)	
Prior to Nov., 1950 ⁽³⁾	315	—	—	3,748	125	41,291	19,846
Nov.—Dec., 1950	160	—	0	327	23	10,915	1,247
Total, 1950	475	— ⁽⁴⁾	— ⁽⁴⁾	4,075	148	52,206	21,093
1951	824	778 ⁽⁶⁾	83 ⁽⁶⁾	13,139	375	169,591	82,020
1952							
1st Quarter	—	29	111	1,680	104	35,628	39,231
2nd Quarter	40	145	150	1,572	135	32,289	40,469
3rd Quarter	—	154	96	1,301	104	52,923	43,000
4th Quarter	—	2	269	2,061	139	35,484	54,596
Total, 1952	40	330	626	6,614	482	156,324	177,296
1953							
January	—	—	—	351	28	6,671	11,604
February	—	—	311	352	23	5,432	10,788
March	—	—	52	203	10	5,438	11,494
1st Quarter	—	—	363	906	61	17,541	33,886
April	—	—	20	445	29	9,439	7,490
May	—	—	20	130	25	5,263	12,542
June	—	—	4	121	62	6,136 ⁽²⁾	7,746
2nd Quarter	—	—	44	696	116	20,838 ⁽²⁾	27,778
July	—	—	5	110	52	8,350	10,922
August	—	—	—	169	40	5,249	10,092
September	—	—	—	424	20	7,884	11,984
3rd Quarter	—	—	5	703	112	21,483	32,998
October	—	—	—	117	91	8,660	9,927
Total, November, 1950–October, 1953	1,024	1,108	1,121	22,502	1,260	405,352	365,152

(1) Data shown are net of cancellations, reinstatements and adjustments.

(2) Revised.

(3) Data represent number and value of contracts taken over from Canadian Commercial Corporation.

(4) Not yet available.

(5) Includes 374 units started in defence projects which are in addition to starts shown in Table 21, *Annual Report, 1951*, C.M.H.C. p. 87. The remaining 404 units were started in remote areas.

(6) Represents units completed in remote areas, 20 of which were in Manitoba and 63 in the Yukon. Excluded are 277 units completed in remote areas shown in Table 33, *Housing in Canada*, First Quarter, 1952, p. 69.

TABLE 29.— CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,
NUMBER OF NEW DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND
EXPENDITURE, CANADA, SEPTEMBER 23, 1943 — SEPTEMBER, 1953.

Period	Number of Dwellings			Expenditure on Dwellings Completed, Current Construction, Repairs and Other Services (\$000)
	Started	Completed	Under Construction (At End of Period)	
Sept. 23, 1943 — Dec. 31, 1946	4,794	2,529	2,265	24,413
1947	1,963	1,978	2,250	15,348
1948	1,884	1,932	2,202	12,636
1949	2,483	2,062	2,623	12,617
1950	2,311	2,149	2,785	12,330
1951				
1st Quarter	151	586	2,350	3,033
2nd Quarter	484	439	2,395	1,525
3rd Quarter	671	489	2,577	3,085
4th Quarter	539	651	2,465	3,493
Total, 1951	1,845	2,165	—	11,136
1952				
1st Quarter	90	552	2,003	1,967
2nd Quarter	279	347	1,935	1,143
3rd Quarter	555	380	2,110	2,510
4th Quarter	354	365	2,099	2,691
Total, 1952	1,278	1,644	—	8,311
1953				
1st Quarter	115	508	1,706	2,655
2nd Quarter	455	338	1,823	1,133
3rd Quarter	834	290	2,367	2,836
Total, 1943 — September, 1953	17,962	15,595	—	103,415

TABLE 30.— LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,
1929 — SEPTEMBER, 1953.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans ⁽¹⁾	Amount of Loans (\$000)
May 1, 1929— Mar. 31, 1945	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	26,832	54,694
1945 ⁽³⁾	53	48	25	10	794	1,973	804	2,031
1946	57	49	49	25	1,299	3,311	1,309	3,386
1947	57	58	49	18	1,222	3,191	1,227	3,267
1948	62	85	145	66	1,813	4,663	1,828	4,814
1949	86	148	162	73	1,958	5,158	1,989	5,379
1950	71	123	161	62	1,884	4,763	1,905	4,948
1951	64	136	89	43	1,514	4,286	1,532	4,464
1952								
1st Quarter	2	7	2	4	156	459	159	471
2nd Quarter	8	29	34	28	353	1,100	362	1,157
3rd Quarter	18	38	52	32	509	1,594	513	1,664
4th Quarter	10	21	22	16	508	1,733	510	1,770
Total, 1952	38	95	110	80	1,526	4,886	1,544	5,062
1953								
January	3	7	9	5	213	845	214	857
February	2	7	6	2	84	333	86	342
March	1	5	5	4	32	111	32	120
1st Quarter	6	19	20	11	329	1,289	332	1,319
April	4	10	3	1	50	211	53	222
May	1	4	6	3	124	487	117	494
June	5	21	9	6	183	677	186	703
2nd Quarter	10	35	18	10	357	1,375	356	1,419
July	15	32	23	12	253	858	259	902
August	8	16	24	13	273	940	275	969
September	8	16	16	8	177	623	178	648
3rd Quarter	31	64	63	33	703	2,421	712	2,519
Total, 1929 — September, 1953	—	—	—	—	—	—	40,370	93,302

(1) Because the loan on a single mortgage may be applied for several purposes, the number of loans referred to in the total column is at variance with a total of the number of loans shown in the other three columns.

(2) Not available.

(3) Covers period April 1 to December 31.

TABLE 31.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,
CANADA, MARCH, 1945 — SEPTEMBER, 1953.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)
1945	232	259	246	145	3,833	2,978	4,311	3,382
1946	375	408	351	237	12,304	9,235	13,030	9,880
1947	387	488	448	333	21,211	17,340	22,046	18,161
1948	328	448	524	434	29,579	28,449	30,431	29,331
1949	434	656	919	796	43,422	44,427	44,775	45,879
1950	511	798	967	850	57,491	61,774	58,969	63,422
1951	587	944	1,155	1,097	73,322	83,286	75,064	85,327
1952								
1st Quarter	47	78	179	173	11,652	13,378	11,878	13,629
2nd Quarter	199	335	414	414	26,146	27,958	26,759	28,707
3rd Quarter	200	343	408	389	29,494	38,783	30,102	39,515
4th Quarter	117	200	325	302	14,155	15,940	14,597	16,442
Total, 1952	563	956	1,326	1,278	81,447	96,059	83,336	98,293
1953								
January	20	36	69	69	2,595	2,820	2,684	2,925
February	17	29	67	68	3,016	3,298	3,100	3,394
March	36	66	73	68	5,625	6,355	5,734	6,490
1st Quarter	73	131	209	205	11,236	12,473	11,518	12,809
April	46	79	115	112	11,067	11,716	11,228	11,907
May	61	138	111	103	9,795	10,199	9,967	10,441
June	115	254	192	183	6,875	7,100	7,182	7,537
2nd Quarter	222	471	418	398	27,737	29,015	28,377	29,885
July	106	223	210	202	7,595	8,288	7,911	8,713
August	84	173	152	151	12,411	17,625	12,647	17,949
September	57	109	139	133	8,851	12,465	9,047	12,707
3rd Quarter	247	505	501	486	28,857	38,378	29,605	39,369
Total, March, 1945 — September 1953	3,959	6,064	7,064	6,259	390,439	423,414	401,462	435,738

TABLE 32.— OPERATIONS UNDER THE QUEBEC HOUSING ACT,⁽¹⁾ NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF DWELLINGS INVOLVED, AND PROVINCIAL COMMITMENTS, JANUARY, 1948 — SEPTEMBER, 1953.

Period	Loans Approved		Provincial Commitment		Number of Dwellings
	Number	Amount (\$000)	Total (\$000)	Average per Loan \$	
January, 1948 — December, 1949	2,175	11,546	3,554	1,634	2,527
1950	4,184	25,494	7,783	1,860	4,912
1951	5,239	37,333	11,235	2,144	6,437
1952					
1st Quarter	2,387	16,655	5,121	2,145	2,706
2nd Quarter	683	4,543	1,209	1,768	805
3rd Quarter	381	2,082	564	1,480	440
4th Quarter	545	3,087	670	1,229	624
Total, 1952	3,996	26,367	7,564	1,893	4,575
1953					
January	1,103	8,231	2,603	2,360	1,217
February	473	3,606	1,145	2,421	518
March	489	3,282	996	2,037	547
1st Quarter	2,065	15,119	4,744	2,297	2,282
April	190	1,421	409	2,153	211
May	302	2,060	587	1,944	330
June	370	2,809	862	2,330	387
2nd Quarter	862	6,290	1,858	2,155	928
July	321	2,497	810	2,523	373
August	178	1,541	489	2,747	193
September	277	2,234	713	2,574	311
3rd Quarter	776	6,272	2,012	2,593	877
Total, January, 1948 — September, 1953	19,297	131,421	38,750	1,984	22,538

(1) An act to Improve Housing Conditions, Chapter 6, 12 George VI, *Statutes of the Province of Quebec*, as amended.

SECTION 3
POPULATION AND INCOME
TABLE 33.—NET FAMILY FORMATION AND NUMBER OF FAMILIES,
CANADA, 1945 — 1953.
(In Thousands)

Period	Marriages	Deaths to Married Persons	Divorces ⁽¹⁾	Net Migration of Married Females	Net Family Formation ⁽²⁾	Number of Families ⁽³⁾
1945	108.0	48.6	5.1	— 3.6	50.3	2,786.3
1946	134.1	48.6	7.7	27.1	103.9	2,890.2
1947	127.3	49.9	8.2	3.3	71.8	2,962.0
1948	123.3	51.5	6.9	15.1	79.3	3,041.3
1949	123.9	53.0	5.9	9.8	74.1	3,188.6
1950	124.8	53.9	5.2	5.7	70.7	3,259.3
1951						
1st Quarter	16.7	15.4	—	3.0	3.0	3,262.3
2nd Quarter	36.0	13.0	—	8.1	29.5	3,291.8
3rd Quarter	45.2	12.7	—	6.5	37.7	3,329.5
4th Quarter	30.3	13.8	—	9.5	24.7	3,354.2
Total, 1951	128.2	54.9	5.2	27.1	94.9	—
1952						
1st Quarter	16.6	14.2 ⁽⁴⁾	—	6.5	7.5 ⁽⁴⁾	3,361.7 ⁽⁴⁾
2nd Quarter	30.7	13.9 ⁽⁴⁾	—	8.6	24.0 ⁽⁴⁾	3,385.7 ⁽⁴⁾
3rd Quarter	45.9	12.9 ⁽⁴⁾	—	5.3	36.9 ⁽⁴⁾	3,422.6 ⁽⁴⁾
4th Quarter	34.0	14.2 ⁽⁴⁾	—	4.8	23.2 ⁽⁴⁾	3,445.8 ⁽⁴⁾
Total, 1952	127.2	55.2 ⁽⁴⁾	5.6	25.2	91.6 ⁽⁴⁾	—
1953						
1st Quarter	17.3	15.2 ⁽⁴⁾	—	2.0	2.6 ⁽⁴⁾	3,448.4 ⁽⁴⁾
2nd Quarter	29.5	14.4 ⁽⁴⁾	—	7.8	21.4 ⁽⁴⁾	3,469.9 ⁽⁴⁾
3rd Quarter	47.3	13.2	—	5.8	38.4	3,508.4
4th Quarter	39.3	13.8	—	5.6	29.5	3,538.0
Total, 1953	133.4	56.6	6.1 ⁽⁶⁾	22.4	91.9	—

(1) Quarterly data not available.
(2) Adjusted prior to June, 1951 to agree with 1951 census. Quarterly data include an allowance for divorces.
(3) As at end of period (see p. 107).
(4) Revised.
(5) Preliminary.

TABLE 34.—NUMBER OF BIRTHS, DEATHS, MARRIAGES, DIVORCES, IMMIGRATION AND TOTAL POPULATION,
CANADA, (1) 1945 — 1953.

Period	Births	Deaths	Marriages	Divorces ⁽²⁾	Immigration	Population ⁽²⁾ (000)
1945.....	289,364	113,623	108,222	5,076	22,722	12,072
1946.....	331,471	115,188	134,331	7,683	71,719	12,292
1947.....	359,943	117,913	127,483	8,199	64,127	12,551
1948.....	348,226	119,613	123,508	6,881	125,414	12,823
1949.....	367,092	124,567	124,087	5,934	95,217	13,447
1950.....	372,009	124,220	125,083	5,208	73,912	13,712
1951.....	381,092	125,823	128,408	5,163	194,391	14,009
1952						
1st Quarter.....	90,634	31,015	16,661	—	42,743	14,244
2nd Quarter.....	101,776	31,263	30,745	—	55,314	14,430
3rd Quarter.....	103,952	30,676	45,914	—	37,239	14,534
4th Quarter.....	99,594	31,862	34,070	—	29,202	14,624
Total, 1952.....	395,956	124,816	127,390	5,562	164,498	—
1953 ⁽¹⁾						
January.....	32,897	11,500	5,722		5,627	
February.....	27,878	10,388	6,325		5,242	
March.....	32,684	11,188	5,284		12,068	
1st Quarter.....	93,459	33,076	17,331	—	22,937	14,692
April.....	31,899	10,660	7,672		16,118	
May.....	34,700	11,312	9,905		20,905	
June.....	36,246	10,291	11,873		18,376	
2nd Quarter.....	102,845	32,263	29,450	—	55,399	
July.....	37,462	10,319	17,602		19,697	14,781
August.....	34,882	9,907	14,048		14,594	
September.....	35,572	11,090	15,601		12,471	
3rd Quarter.....	107,916	31,316	47,251	—	46,762	14,893
October.....	38,032	10,547	15,423		18,624	
November.....	34,557	9,439	13,820		13,916	
December.....	34,176	10,641	10,091	—	11,230	
4th Quarter.....	106,765	30,627	39,334		43,770	15,005
Total, 1953.....	410,985	127,283	133,366	6,055 ⁽³⁾	168,868	—

(1) Excluding Newfoundland for the period 1945-1948.
(2) Monthly data not available.
(3) Preliminary.

TABLE 35.— NUMBER OF BIRTHS BY SEQUENCE OF ARRIVAL,
CANADA, 1945 — 1953.

Period	Sequence of Child								
	First		Second		Third		Fourth and Over		Total ⁽¹⁾
	Number	Per cent of Total	Number	Per cent of Total	Number	Per cent of Total	Number	Per cent of Total	Number
1945	79,688	28.9	67,037	24.3	42,406	15.4	86,662	31.4	275,793
1946	98,310	31.0	78,758	24.8	48,185	15.2	91,884	29.0	317,137
1947	113,536	33.0	85,651	24.9	51,730	15.0	93,639	27.1	344,556
1948	98,452	29.6	86,366	26.0	52,938	15.9	94,626	28.5	332,382
1949	97,836	27.8	93,633	26.6	58,848	16.7	101,426	28.9	351,743
1950	96,139	26.9	93,884	26.2	62,142	17.4	105,698	29.5	357,864
1951									
1st Quarter	23,509	26.7	22,705	25.8	15,490	17.6	26,275	29.9	87,979
2nd Quarter	26,005	26.7	25,116	25.8	17,137	17.6	29,066	29.9	97,324
3rd Quarter	25,395	26.7	24,526	25.8	16,734	17.6	28,383	29.9	95,038
4th Quarter	22,795	26.7	22,016	25.8	15,021	17.6	25,479	29.9	85,311
Total, 1951	97,704	26.7	94,363	25.8	64,382	17.6	109,203	29.9	365,652
1952 ⁽²⁾									
1st Quarter	23,152	27.0	21,344	24.8	15,396	17.9	25,994	30.3	85,886
2nd Quarter	25,994	27.0	23,964	24.8	17,286	17.9	29,186	30.3	96,430
3rd Quarter	26,551	27.0	24,477	24.8	17,655	17.9	29,810	30.3	98,493
4th Quarter	25,448	27.0	23,462	24.8	16,922	17.9	28,572	30.3	94,404
Total, 1952	101,145	27.0	93,247	24.8	67,259	17.9	113,562	30.3	375,213
1953 ⁽³⁾									
1st Quarter	23,929	27.0	22,048	24.8	15,914	17.9	26,867	30.3	88,758
2nd Quarter	26,332	27.0	24,262	24.8	17,513	17.9	29,565	30.3	97,672
3rd Quarter	27,608	27.0	25,358	24.8	18,302	17.9	30,981	30.3	102,249
4th Quarter	27,380	27.0	25,149	24.8	18,153	17.9	30,727	30.3	101,409
Total, 1953	105,249	27.0	96,817	24.8	69,882	17.9	118,140	30.3	390,088

(1) For difference between data shown on Table 16 and those shown in Table 15 see p. 107.

(2) Revised.

(3) Preliminary.

TABLE 36.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP,
1945—1953.

Period	Males			Females			18 Years and Over			Under 18 Years			Total
	Married	Single	Sub-total	Married	Single	Sub-total	Male	Female	Sub-total	Male	Female	Sub-total	
1945	2,695	5,006	7,701	9,470	5,551	15,021	4,015	10,541	14,556	3,686	4,480	8,166	22,722
1946	6,694	13,789	20,483	36,457	14,779	51,236	9,678	37,145	46,823	10,805	14,091	24,896	71,719
1947	13,799	19,636	33,435	13,162	17,530	30,692	26,655	23,467	50,122	6,780	7,225	14,005	64,127
1948	25,837	41,253	67,090	24,595	33,780	58,374	50,882	42,851	93,733	16,208	15,475	31,681	125,414
1949	20,600	30,562	51,162	20,411	23,644	44,055	37,193	31,268	68,461	13,969	12,787	26,756	95,217
1950	16,042	24,945	40,987	15,230	17,695	32,925	29,022	23,105	52,127	11,965	9,820	21,785	73,912
1951	48,046	72,120	120,166	37,028	37,197	74,225	90,618	51,031	141,649	29,548	23,194	52,742	194,391
1952													
1st Quarter	10,504	14,820	25,324	8,617	8,802	17,419	19,088	12,193	31,281	6,236	5,226	11,462	42,743
2nd Quarter	13,069	19,046	32,115	11,290	11,909	23,199	23,241	15,587	38,828	8,874	7,612	16,486	55,314
3rd Quarter	7,177	12,171	19,348	8,244	9,647	17,891	12,791	12,272	25,063	6,557	5,619	12,176	37,239
4th Quarter	4,691	8,371	13,062	7,134	9,006	16,140	7,852	11,246	19,098	5,210	4,894	10,104	29,202
Total, 1952	35,441	54,408	89,849	35,285	39,364	74,649	62,972	51,298	114,270	26,877	23,351	50,228	164,498
1953													
January ⁽¹⁾	1,040	1,550	2,590	1,351	1,686	3,037	1,817	2,287	4,104	773	750	1,523	5,627
February ⁽¹⁾	962	1,607	2,569	1,176	1,497	2,673	1,836	1,999	3,835	735	672	1,407	5,242
March ⁽¹⁾	2,584	4,011	6,595	2,450	3,023	5,473	4,959	3,996	8,955	1,636	1,477	3,113	12,068
1st Quarter ¹	4,586	7,168	11,754	4,977	6,206	11,183	8,612	8,282	16,894	3,144	2,899	6,043	22,937
April	3,653	5,603	9,256	3,097	3,765	6,862	6,742	4,626	11,368	2,514	2,236	4,750	16,118
May	4,670	7,205	11,875	4,142	4,888	9,030	8,483	6,070	14,553	3,392	2,960	6,352	20,905
June	3,930	6,340	10,270	3,752	4,354	8,106	7,171	5,363	12,534	3,099	2,743	5,842	18,376
2nd Quarter	12,253	19,148	31,401	10,991	13,007	23,998	22,396	16,059	38,455	9,005	7,939	16,944	55,399
July	4,426	6,913	11,339	4,026	4,332	8,358	8,708	5,999	14,707	2,631	2,359	4,990	19,697
August	3,034	5,069	8,103	2,970	3,521	6,491	6,311	4,839	11,150	1,792	1,652	3,444	14,594
September	2,640	3,964	6,604	2,614	3,253	5,867	5,091	4,458	9,549	1,513	1,409	2,922	12,471
3rd Quarter	10,100	15,946	26,046	9,610	11,106	20,716	20,110	15,296	35,406	5,936	5,420	11,356	46,762
October	3,897	5,898	9,795	3,922	4,907	8,829	7,364	6,633	13,997	2,431	2,196	4,627	18,624
November	2,558	4,316	6,874	3,013	4,029	7,042	4,829	5,210	10,039	2,045	1,832	3,877	13,916
December	1,831	3,721	5,552	2,496	3,182	5,678	3,666	4,088	7,754	1,886	1,590	3,476	11,230
4th Quarter	8,286	13,935	22,221	9,431	12,118	21,549	15,859	15,931	31,790	6,362	5,618	11,980	43,770
Total, 1953	35,225	56,197	91,422	35,009	42,437	77,446	66,977	55,568	122,545	24,447	21,876	46,323	168,868

(1) Revised.

TABLE 37.— FAMILIES AND NON-FAMILY HOUSEHOLDS
CANADA⁽¹⁾, 1941 AND 1951.

Item	1941	1951	Change 1941 to 1951	
			Number	Percentage
Families				
Farm.....	661,820	598,540	— 63,280	— 9.6
Non-Farm.....	1,863,479	2,609,047	745,568	40.0
Total.....	2,525,299	3,207,587	682,288	27.0
Non-Family Households				
Farm.....	105,899	73,384	— 32,515	—30.7
Non-Farm.....	266,714	367,909	101,195	37.9
Total.....	372,613	441,293	68,680	18.4
Families and Non-Family Households				
Farm.....	767,719	671,924	— 95,795	—12.5
Non-Farm.....	2,130,193	2,976,956	846,763	39.7
Total.....	2,897,912	3,648,880	750,968	25.9

(1) Excluding Newfoundland.

TABLE 38.—GROSS NATIONAL PRODUCT, NATIONAL INCOME, PERSONAL INCOME, PERSONAL SAVINGS,
CANADA, 1945 — 1953.
(Millions of Dollars)

Period	G.N.P.	Net National Income	Personal Income	Personal Disposable Income			Personal Savings (2)
				Non-Farm (1)	Amount	Per Capita	
1945	11,850	9,840	9,239	7,490	8,430	698	1,850
1946	12,026	9,821	9,761	7,875	8,965	729	1,045
1947	13,768	10,985	10,390	8,438	9,599	765	505
1948	15,613	12,560	11,943	9,494	11,121	867	1,074
1949	16,462	13,194	12,757	10,368	11,968	890	1,077
1950	18,203	14,550	13,414	11,272	12,674	924	514
1951	21,450	17,128	15,711	12,541	14,683	1,048	1,032
1952							
1st Quarter	4,985	3,857	3,746	3,281	3,434	238	365
2nd Quarter	5,335	4,149	3,794	3,352	3,427	237	67
3rd Quarter	6,892	5,654	5,235	3,551	4,928	342	391
4th Quarter	5,799	4,475	4,298	3,660	3,964	275	358
Total, 1952	23,011	18,135	17,073	13,844	15,573	1,092	1,181
1953							
1st Quarter	5,314	4,087	3,952	3,569	3,594	243	401
2nd Quarter	5,753	4,495	4,191	3,661	3,775	255	167
3rd Quarter	7,211	5,829	5,463	3,855	5,140	348	622
4th Quarter	5,964	4,566	4,407	3,854	4,072	276	282
Total, 1953	24,242	18,977	18,013	14,939	16,581	1,122	1,482

(1) Excluding net income of farm operators from farm production.

(2) Excluding changes in farm inventories.

SECTION 4
REAL ESTATE LENDING

TABLE 39.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN,
CANADA, 1947 — SEPTEMBER, 1953.

Period	Non-Farm Residential Real Estate						Other Non-Farm Real Estate			Farms		Total		
	New Construction			Existing Property			New Construction		Existing Property					
	Number of Loans	Number of Dwellings	Amount of Loans (\$000)	Number of Loans	Number of Dwellings	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)				
1947	20,264	26,411	109,167	22,515	34,413	88,083	1,126	28,487	1,609	37,782	1,704	7,254	47,218	270,773
1948	29,635	37,436	173,604	24,539	38,320	98,878	1,213	35,279	1,961	45,087	1,738	7,275	59,086	360,123
1949	34,207	43,025	212,178	23,549	35,554	96,992	1,042	36,912	1,578	40,451	1,579	6,916	61,955	393,449
1950	45,824	55,358	310,157	25,825	37,844	116,152	1,023	47,617	1,728	42,335	1,550	7,068	75,950	523,329
1951	30,711	38,580	236,315	23,886	34,428	113,632	814	34,881	1,452	42,054	1,368	7,043	58,231	433,925
1952														
1st Quarter	5,937	8,519	54,561	4,712	6,788	22,967	120	5,186	377	10,535	271	1,578	11,417	94,827
2nd Quarter	9,576	12,530	84,519	6,751	9,571	32,868	182	10,333	396	10,294	364	1,876	17,269	139,890
3rd Quarter	9,773	13,162	87,163	6,090	8,482	29,574	210	10,009	357	8,464	209	1,050	16,639	136,260
4th Quarter	8,317	11,564	75,453	5,540	7,991	29,124	222	9,352	414	10,556	326	1,902	14,819	126,387
Total, 1952	33,603	45,775	301,696	23,093	32,832	114,533	734	34,880	1,544	39,849	1,170	6,406	60,144	497,364
1953 ⁽¹⁾														
1st Quarter	7,541	11,532	75,441	4,928	7,369	25,031	208	11,049	342	8,873	253	1,600	13,273	121,994
2nd Quarter	11,688	16,063	107,846	6,894	9,686	34,159	265	18,437	347	7,703	313	1,718	19,507	169,863
3rd Quarter	11,093	14,978	99,994	6,004	8,302	30,598	249	18,899	288	5,836	196	1,017	17,830	156,344

(1) Preliminary.

TABLE 40.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF DWELLING, CANADA, 1947—SEPTEMBER, 1953.

Period	Life Insurance Companies				Trust Companies				Loan Companies			
	Single Units		Multiple Units		Single Units		Multiple Units		Single Units		Multiple Units	
	Number of Loans	Amount (\$'000)	Number of Loans	Amount (\$'000)	Number of Loans	Amount (\$'000)	Number of Loans	Amount (\$'000)	Number of Loans	Amount (\$'000)	Number of Loans	Amount (\$'000)
1947	14,365	67,724	1,301	6,055	893	3,093	129	412	2,973	11,657	340	1,214
1948	20,912	108,562	2,103	8,149	1,643	7,802	112	409	3,762	15,322	450	1,432
1949	24,311	136,737	1,959	8,865	1,836	8,982	81	258	4,504	19,235	515	1,583
1950	35,516	223,003	2,538	10,311	1,347	6,892	179	491	4,870	22,819	643	1,895
1951	23,860	167,300	1,878	8,369	1,024	6,211	125	328	2,986	15,090	352	1,107
1952												
1st Quarter	4,606	36,584	355	2,647	151	882	15	55	632	3,174	110	330
2nd Quarter	7,509	60,380	469	2,823	235	1,529	34	79	1,085	5,881	154	688
3rd Quarter	7,434	60,611	478	3,217	316	1,967	34	85	1,213	6,297	213	767
4th Quarter	6,115	49,280	428	3,034	262	1,741	24	63	1,157	6,295	215	776
Total, 1952	25,664	206,855	1,730	11,721	964	6,119	107	282	4,087	21,647	692	2,561
1953												
1st Quarter	5,383	44,549	452	3,738	223	1,368	70	199	1,133	6,081	152	673
2nd Quarter	9,159	75,529	621	4,244	233	1,799	50	133	1,351	7,196	207	834
3rd Quarter	8,154	67,808	505	3,660	384	2,548	61	170	1,635	8,251	251	827

TABLE 40.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF DWELLING, CANADA, 1947 — SEPTEMBER, 1953 — *Concluded.*

Period	Fraternal Societies ⁽¹⁾						Fire Insurance Companies						All Lending Institutions					
	Single Units		Multiple Units				Single Units		Multiple Units				Single Units		Multiple Units			
	Amount (\$'000)		Number of Loans	Number of Units	Amount (\$'000)	Number of Loans	Amount (\$'000)	Number of Loans	Amount (\$'000)	Number of Loans	Amount (\$'000)	Number of Loans	Amount (\$'000)	Number of Loans	Amount (\$'000)	Number of Units	Amount (\$'000)	
	Number of Loans	Amount (\$'000)	Number of Loans	Number of Units	Number of Loans													Amount (\$'000)
1947	103	549	143	355	1,313	2	37	15	39	171	18,336	83,060	1,928	8,075	26,107			
1948	380	2,134	256	684	2,757	4	26	13	61	240	26,701	133,846	2,943	10,735	39,758			
1949	658	3,768	284	881	2,255	38	183	21	91	250	31,347	168,905	2,860	11,678	43,273			
1950	545	3,065	161	348	1,156	18	101	7	17	60	42,296	255,880	3,528	13,062	54,277			
1951	272	1,687	210	630	1,998	4	22	0	—	—	28,146	190,310	2,565	10,434	46,005			
1952																		
1st Quarter	45	282	23	53	271	0	—	0	—	—	5,434	40,922	503	3,085	13,639			
2nd Quarter	70	460	19	40	175	1	4	0	—	—	8,900	68,254	676	3,630	16,265			
3rd Quarter	45	221	36	78	321	2	19	2	5	19	9,010	69,115	763	4,152	18,048			
4th Quarter	78	469	37	78	330	0	—	1	1	8	7,612	57,785	705	3,952	17,667			
Total, 1952	238	1,433	115	249	1,098	3	23	3	6	27	30,956	236,077	2,647	14,819	65,619			
1953																		
1st Quarter	92	493	31	86	381	5	23	0	—	—	6,836	52,514	705	4,696	22,927			
2nd Quarter	27	128	40	82	399	0	—	0	—	—	10,770	84,652	918	5,293	23,194			
3rd Quarter	65	352	37	79	334	0	—	1	4	9	10,238	78,958	855	4,740	21,036			

(1) Including mutual benefit societies and pension fund associations.

TABLE 41.—GROSS JOINT AND CONVENTIONAL MORTGAGE LOANS APPROVED BY LENDING INSTITUTIONS,
ON NEW NON-FARM HOUSING CONSTRUCTION, CANADA, 1949 — SEPTEMBER, 1953.

Period	Joint Loans				Conventional Loans				% Joint Loans To Total New Residential Loans ⁽¹⁾
	Loans	Units	Amount (\$000)			Loans	Units	Amount (\$000)	
			Corporation Share	Lending Institution Share	Total				
1949	19,067	21,912	33,247	89,489	122,736	15,175	21,156	89,657	57.8
1950	35,645	40,338	95,223	184,837	280,060	10,194	15,094	32,351	89.6
1951	17,510	21,189	37,044	103,996	141,040	13,201	17,391	95,275	59.7
1952									
1st Quarter	4,108	5,294	9,736	29,208	38,944	1,829	3,225	15,617	71.4
2nd Quarter	7,262	9,034	16,818	50,455	67,273	2,314	3,496	17,246	79.6
3rd Quarter	6,504	8,208	15,499	46,498	61,997	3,269	4,954	25,166	71.1
4th Quarter	4,928	6,972	12,595	37,784	50,379	3,389	4,592	25,074	66.8
Total, 1952	22,802	29,508	54,648	163,945	218,593	10,801	16,267	83,103	72.5
1953									
1st Quarter	4,595	5,968	11,481	34,442	45,923	2,946	5,564	29,518	60.9
2nd Quarter	8,175	10,965	21,100	63,301	84,401	3,513	5,098	23,445	78.3
3rd Quarter	6,581	8,617	17,279	51,836	69,115	4,512	6,361	30,879	69.1

(1) Amount including Corporation share. For note on comparability of data, see p. 111.

TABLE 42.— NUMBER OF MORTGAGES REGISTERED AND DISCHARGED AND REAL ESTATE TRANSFERS REGISTERED, GREATER TORONTO AREA AND PROVINCE OF ONTARIO, 1945 — SEPTEMBER, 1953.

Period	Mortgages Registered		Mortgages Discharged		Real Estate Transfers Registered	
	Greater Toronto	Ontario	Greater Toronto	Ontario	Greater Toronto	Ontario
1945	17,638	52,517	17,667	57,539	28,231	132,533
1946	22,289	69,048	21,770	66,341	36,085	173,177
1947	24,095	73,543	22,485	64,744	32,762	151,005
1948	29,527	86,754	23,301	66,067	35,724	153,482
1949	39,093	104,403	25,483	68,336	39,887	156,283
1950	41,770	110,177	27,289	73,400	45,080	167,005
1951						
1st Quarter	8,792	23,173	6,373	17,220	10,062	37,259
2nd Quarter	12,510	32,947	8,028	21,677	13,507	49,950
3rd Quarter	10,360	27,305	6,659	17,751	10,479	38,723
4th Quarter	9,983	26,312	6,871	18,762	9,894	36,770
Total, 1951	41,645	109,737	27,931	75,410	43,942	162,702
1952						
1st Quarter	8,120	21,466	6,324	16,727	7,753	29,040
2nd Quarter	11,748	31,057	7,973	21,091	12,021	45,026
3rd Quarter	11,532	30,486	7,548	19,960	11,585	43,393
4th Quarter	11,791	31,172	8,709	23,030	12,195	45,678
Total, 1952	43,191	114,181	30,554	80,808	43,554	163,137
1953 ⁽¹⁾						
1st Quarter	9,451	24,985	7,130	18,859	9,433	35,418
2nd Quarter	13,628	36,027	8,492	22,464	14,125	52,907
3rd Quarter	13,111	34,660	8,021	21,211	13,023	48,799

(1) Preliminary.

SECTION 5
BUILDING MATERIALS

TABLE 43.—INDEXES OF PRODUCTION AND INDEXES OF DOMESTIC DISAPPEARANCE OF
CONSTRUCTION MATERIALS, BY LUMBER, OTHER CONSTRUCTION MATERIALS AND TOTAL,
CANADA, 1945 — OCTOBER, 1953.
(1949 = 100)

Period	Production			Domestic Disappearance		
	Lumber	Other Construction Materials	Total	Lumber	Other Construction Materials	Total
1945	76.3	57.6	68.8	—	53.5	—
1946	85.2	66.9	78.2	—	63.3	—
1947	99.4	82.0	92.3	—	73.7	—
1948	99.9	88.6	95.3	—	84.4	—
1949	100.0	100.0	100.0	100.0	100.0	100.0
1950	109.8	106.7	108.6	82.7	107.2	96.5
1951	110.5	111.6	110.9	98.5	107.2	103.5
1952						
January	85.0	86.7	85.6	70.1	76.5	73.8
February	99.2	91.8	96.2	81.9	82.2	82.1
March	109.8	99.3	107.1	103.8	93.2	97.7
April	79.7	93.7	85.4	70.5	89.5	81.3
May	121.7	102.3	113.8	107.0	110.9	109.2
June	131.7	105.5	121.1	131.6	110.4	119.5
July	114.6	103.8	110.2	117.3	112.9	112.0
August	147.6	98.1	127.6	174.7	112.1	138.8
September	130.6	114.5	124.1	116.5	125.8	121.8
October	112.7	122.6	116.7	122.3	130.8	127.2
November	75.8	113.0	90.9	51.9	115.2	88.2
December	79.8	101.7	88.6	61.7	100.0	83.7
Annual Average	107.4	102.8	105.6	100.8	105.0	102.9
1953						
January	98.5	98.7	98.6	83.2	92.5	88.5
February	96.7	102.8	99.2	108.0	94.5	100.2
March	126.6	112.2	120.8	107.3	109.1	105.7
April	90.9	113.0	99.8	74.1	109.0	94.1
May	134.3	115.5 ⁽¹⁾	126.7 ⁽¹⁾	148.9	114.8	129.4
June	160.5	122.8 ⁽¹⁾	145.2 ⁽¹⁾	190.3	114.5	147.0
July	150.3	123.6	139.4	204.0	120.2	156.0
August	144.7	124.3	136.5	165.7	118.9	138.9
September	122.4	131.8	126.2	161.6	119.5	137.5
October	94.3	134.1	110.4	124.1	108.5	115.2

(1) Revised.

TABLE 44.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1953.
(In Units Specified)

Period	Lumber and Lumber Products			Gypsum Products		
	Sawn Lumber ⁽¹⁾	Hardwood Flooring ⁽²⁾	Wood Fibre Building Board	Gypsum Wallboard	Gypsum Lath	Gypsum Plaster ⁽¹⁾
	Millions of Ft. B.M.	Thousands of Ft. B.M.	Millions of Sq. Ft. $\frac{1}{2}$ " B.	Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons
1945	4,514.2	—	164.7	134.0	59.9	67.1
1946	5,083.3	41,318	161.8	203.4	75.0	97.3
1947	5,877.9	52,250	203.1	213.7	111.1	119.7
1948	5,908.8	66,007	220.7	237.7	153.0	137.1
1949	5,915.4	79,500	227.7	230.6	174.0	160.8
1950	6,495.0	87,800	227.3	227.4	218.9	168.5
1951	6,553.9 ⁽³⁾	84,500	292.4	230.7 ⁽³⁾	214.7 ⁽³⁾	164.3 ⁽³⁾
1952						
1st Quarter	1,586.2 ⁽³⁾	13,800	65.7	54.4 ⁽³⁾	48.3 ⁽³⁾	34.1 ⁽³⁾
2nd Quarter	1,796.5 ⁽³⁾	14,200	57.4	54.0 ⁽³⁾	47.2 ⁽³⁾	40.0 ⁽³⁾
3rd Quarter	2,118.6 ⁽³⁾	14,000	51.5	54.0 ⁽³⁾	68.2 ⁽³⁾	46.8 ⁽³⁾
4th Quarter	1,447.4 ⁽³⁾	13,000	68.4	69.9 ⁽³⁾	64.9 ⁽³⁾	43.9 ⁽³⁾
Total, 1952	6,948.7 ⁽³⁾	55,000	243.0	232.3 ⁽³⁾	228.6 ⁽³⁾	164.8 ⁽³⁾
1953						
1st Quarter	1,585.9	15,000	65.1	58.7	60.7	53.2
2nd Quarter	1,901.3	13,500	65.0	61.7	65.6	63.7
3rd Quarter	2,058.0	18,250	71.2	70.5	78.5	82.0

(1) Data for 1953 are estimated (see p. 112).

(2) Data for 1945 are not available.

(3) Revised.

TABLE 44.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1953 — *Continued.*
(In Units Specified)

Period	Plumbing and Heating Equipment					Builders' ⁽¹⁾ Hardware
	Warm Air Furnaces	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters	
	Thousands of Units	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	(\$000)
1945	35.2	13.6	7,179.1	128.8	57.2	4,328.5
1946	46.6	14.3	8,006.9	138.4	76.6	5,596.8
1947	54.3	18.1	8,726.7	157.7	121.0	5,903.9
1948	64.3	18.2	8,644.9 ⁽²⁾	190.0	146.7	9,766.8
1949	80.7	15.5	7,163.1 ⁽²⁾	192.2	185.2	10,090.4
1950	100.8 ⁽²⁾	20.2 ⁽²⁾	7,250.1 ⁽²⁾	194.2 ⁽²⁾	200.1 ⁽²⁾	10,656.0 ⁽²⁾
1951	88.8 ⁽²⁾	19.2 ⁽²⁾	7,489.1 ⁽²⁾	172.7 ⁽²⁾	226.8 ⁽²⁾	14,914.0 ⁽²⁾
1952						
1st Quarter	11.9	2.0	1,326.2	62.9	42.3	2,721.2
2nd Quarter	13.2	1.8	1,541.1	26.3	60.7	2,506.8
3rd Quarter	21.2	2.0	1,128.1	30.6	58.1	2,359.3
4th Quarter	26.7	5.0	1,328.7	49.6	50.4	2,755.9
Total, 1952	73.0	10.8	5,324.1	169.4	211.5	10,343.2
1953						
1st Quarter	18.9	4.4	1,707.5	48.2	75.0	2,969.6
2nd Quarter	18.1	4.3	1,819.3	42.9	82.9 ⁽²⁾	3,047.5
3rd Quarter	24.6	3.9	1,197.2	35.9	66.5	2,838.7

(1) Data for 1952 and 1953 are estimated (see p. 112).

(2) Revised.

TABLE 44.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1953 — *Continued.*
(In Units Specified)

Period	Asphalt Products			Non-Metallic Sheathed Electrical Cable ⁽³⁾	Mineral Wool	
	Asphalt Shingles ⁽¹⁾	Tar and Asphalt Felts	Asphalt Floor Tiles ⁽²⁾		Batts	Granulated and Loose
	Thousands of Squares	Thousands of Tons	(\$000)		Millions of Sq. Ft.	Millions of Cu. Ft.
1945	1,432.2	29.5	—	—	34.4	5.4
1946	1,982.6	38.1	—	45.4	54.8	10.1
1947	2,085.6	46.7	—	67.0	82.3	9.8
1948	2,040.3	45.3	19,351	81.1	93.4	10.1
1949	2,531.0	39.9	16,970	87.2	137.8	14.8
1950	2,803.0	48.5	17,257	107.8	151.0 ⁽⁴⁾	14.0 ⁽⁴⁾
1951	2,506.0	48.8	16,528	91.4	148.0 ⁽⁴⁾	11.4 ⁽⁴⁾
1952						
1st Quarter	464.8	8.6	4,340	21.3	25.6	2.2
2nd Quarter	738.5	10.9	3,839	12.9	30.9	1.7
3rd Quarter	813.6	12.4	3,598	21.3	47.2	3.0
4th Quarter	508.1	15.9	4,440	31.1	54.7	4.1
Total, 1952	2,525.0	47.8	16,217	86.6	158.4	11.0
1953						
1st Quarter	532.6	10.3	4,367	26.0	34.8	2.3
2nd Quarter	751.6	8.9	4,418	27.3 ⁽⁴⁾	38.2	2.1
3rd Quarter	1,033.3	12.4	3,606	25.0	58.4	3.0

(1) Includes Siding.

(2) Data not available prior to 1948.

(3) Data not available for 1945.

(4) Revised.

TABLE 44.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1953 — *Continued.*
(In Units Specified)

Period	Cement and Cement Products			Sanitary Ware		
	Cement	Concrete Blocks ⁽¹⁾	Cement Pipe and Tile ⁽¹⁾	Bath Tubs	Sinks ⁽¹⁾	Wash Basins ⁽¹⁾
	Millions of Barrels of 350 lbs.	Millions of Blocks	Thousands of Tons	Thousands of Units	Thousands of Units	Thousands of Units
1945	7.8	—	—	56.3	—	—
1946	10.7	31.7	94.8	57.9	103.7	78.6
1947	12.2	39.8	134.7	81.1	120.7	91.7
1948	14.0	50.2	159.3	102.1	139.6	109.7
1949	16.1	48.2	117.1	132.5	192.0	140.8
1950	16.7	75.3	131.6	139.1	166.7	201.1
1951	17.0 ⁽²⁾	79.5	234.6	127.5	116.7	195.8
1952						
1st Quarter	4.3 ⁽²⁾	12.6	49.4	18.7	21.6	25.1
2nd Quarter	4.5	22.7	64.1	22.9	26.5	28.1
3rd Quarter	4.8	27.0	64.8	24.9	23.3	26.3
4th Quarter	4.9	25.0	57.4	36.3	38.0	42.2
Total, 1952	18.5 ⁽²⁾	87.3	235.7	102.8	109.4	121.7
1953						
1st Quarter	5.0	16.4	61.3	37.7	35.9	43.5
2nd Quarter	5.7	30.7	65.1	38.9	58.0	45.0
3rd Quarter	6.0	33.4	69.2	36.3	50.5	35.9

(1) Data for 1945 are not available. Cement pipe and tile includes drainpipe, sewer pipe, water pipe, and culvert tile.
(2) Revised.

TABLE 44.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1953 — *Concluded*.
(In Units Specified)

Period	Clay Products				Paints and Varnishes
	Building Brick ⁽¹⁾	Flue Linings ⁽²⁾	Vitrified Sewer Pipe ⁽²⁾	Structural Tile	
	Millions of Bricks	Thousands of Feet	Thousands of Feet	Thousands of Tons	(\$000)
1945	190.9	—	—	90.2	46,198
1946	274.1	940.1	3,055.9	134.4	55,180
1947	295.4	1,025.0	3,959.1	150.2	67,584
1948	316.7	1,197.6	5,066.7	157.3	78,999
1949	338.0	1,213.0	4,363.0	172.5	78,552
1950	365.7	1,309.8	4,900.9	184.0	87,627
1951	386.1	1,465.8	3,943.7	191.8	98,602
1952					
1st Quarter	62.7	192.2	1,056.4	46.9	22,463
2nd Quarter	87.9	258.4	1,148.1	51.8	33,604
3rd Quarter	106.2	374.2	1,047.7	53.2	27,547
4th Quarter	104.5	426.7	1,311.2	50.8	23,100
Total, 1952	361.3	1,251.5	4,563.4	202.7	106,714
1953					
1st Quarter	85.0	306.4	1,219.5	43.7	25,662
2nd Quarter	108.0	362.4	1,360.4	45.3	33,794
3rd Quarter	123.6	118.2	1,358.3	41.8	27,819

(1) Data on production of building brick for the period 1949–1951 are estimated (see p. 112).

(2) Data for 1945 are not available.

TABLE 45.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — SEPTEMBER, 1953.
(In Units Specified)

Period	Plumbing and Heating Equipment						Sanitary Ware			
	Domestic Heating Boilers		Hot Water Storage Tanks		Electric Hot Water Tank Heaters		Bath Tubs		Sinks	
	Thousands of Units		Thousands of Units		Thousands of Units		Thousands of Units		Thousands of Units	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	14.7	.7	196.1	1.2	160.3	18.1	129.5	1.2	186.6	12.1
1950	18.8	1.6	180.1	1.8	199.3	18.3	138.3	1.5	168.5	10.2
1951	17.5	3.2	156.9	2.2	218.2	54.1	108.2	13.2	103.7	24.4
1952										
1st Quarter	2.1	3.0	62.2	2.4	40.1	50.0	16.9	16.9	20.9	30.9
2nd Quarter	1.9	3.1	21.9	1.4	57.1	42.8	26.6	12.9	32.2	24.9
3rd Quarter	3.7	1.6	30.4	1.1	63.5	33.7	33.3	3.2	33.2	14.1
4th Quarter	4.1	1.1	36.8	4.5	57.1	35.6	28.8	10.5	32.3	18.8
Total, 1952	11.8	—	151.3	—	217.8	—	105.6	—	118.6	—
1953										
1st Quarter	2.7	2.8	45.6	2.9	55.3	45.1	32.5	15.3	36.2	18.2
2nd Quarter	2.8	4.4	41.3	2.9	71.1	43.6	35.0	18.3	49.1	34.0
3rd Quarter	4.9	3.5	42.0	1.5	64.7	41.5	44.6	10.1	57.0	27.5

TABLE 45.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — SEPTEMBER, 1953 — *Continued*.
(In Units Specified)

Period	Gypsum Products				Clay Products			
	Gypsum Wallboard		Gypsum Lath		Building Brick		Flue Linings	
	Millions of Sq. Ft.		Millions of Sq. Ft.		Millions of Bricks		Thousands of Feet	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	228.4	1.2	176.4	.7	315.2	30.1	1,190.5	35.9
1950	226.0	2.6	217.6	2.1	361.6	22.2	1,295.5	20.6
1951	230.2	2.6	222.3	2.5	355.5	38.1	1,325.9	157.3
1952								
1st Quarter	53.4	3.5	43.5	3.3	63.7	38.7	242.3	110.4
2nd Quarter	53.9	3.6	44.3	2.2	86.2	37.2	301.5	67.4
3rd Quarter	53.9	3.5	62.1	2.7	109.5	31.8	380.0	62.7
4th Quarter	69.1	4.2	59.8	2.2	102.7	27.9	359.1	120.8
Total, 1952	230.3	—	209.7	—	362.1	—	1,282.9	—
1953								
1st Quarter	58.9	4.2	60.2	3.8	78.2	34.9	357.8	169.2
2nd Quarter	59.5	6.4	64.6	4.8	104.2	35.4	380.0	148.9
3rd Quarter	62.2	4.8	81.2	2.0	118.0	37.1	449.2	257.9

TABLE 45.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — SEPTEMBER, 1953 — *Continued.*
(In Units Specified)

Period	Cement Products				Non-Metallic Sheathed Cable	Mineral Wool			
	Cement		Concrete Blocks			Batts		Granulated and Loose	
	Millions of Barrels of 350 lbs.		Millions of Blocks			Millions of Sq. Ft.		Millions of Cu. Ft.	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	
1949	15.9	.8	46.1	3.6	85.2	1.4	130.6	2.0	3.8
1950	16.6	.7	60.5	4.1	106.8	1.7	148.3	1.6	13.9
1951	16.9	.9	62.5	7.8	87.2	4.8	148.0	3.2	21.4
1952									
1st Quarter	3.6	1.5	8.6	9.2	18.7	7.5	26.0	3.7	2.1
2nd Quarter	5.3	.8	21.4	7.3	14.8	5.3	32.4	3.6	1.8
3rd Quarter	5.1	.3	23.4	5.8	24.3	2.4	47.5	3.3	3.1
4th Quarter	4.4	.8	20.7	6.1	29.7	2.4	52.0	3.7	3.9
Total, 1952	18.4	—	74.1	—	87.5	—	157.9	—	10.9
1953									
1st Quarter	4.0	1.7	12.1	10.7	25.4	2.8	34.1	4.4	2.2
2nd Quarter	6.4	1.0	29.1	8.1	21.9	6.0	37.8	4.8	2.0
3rd Quarter	6.4	.5	27.9	13.6	26.7	4.3	58.8	4.4	3.1

TABLE 46.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 1953.
(In Units Specified)

Period	Lumber and Lumber Products		Sanitary Ware		Cement
	Hardwood Flooring	Wallboard Building Board	Bath Tubs	Closets, Sinks and Basins	
	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ " B.	(\$000)	(\$000)	Thousands of Barrels of 350 lbs.
1945	702	12.1	7	254	32.7
1946	404	18.7	206	535	350.1
1947	1,157	39.9	1,044	205	1,248.6
1948	8	18.3	231	83	1,120.7
1949	8,258	95.5	493	374	2,284.0
1950	7,001	33.8	560	551	1,386.2
1951	9,700	23.1	841	944	2,327.4
1952					
1st Quarter	2,137	6.0	75	110	62.6
2nd Quarter	3,090	6.7	150	135	504.7
3rd Quarter	3,468	6.6	238	187	1,584.9
4th Quarter	4,128	9.7	218	254	1,395.0
Total, 1952	12,823	29.0	681	686	3,547.2
1953					
1st Quarter	3,579	10.6	180	245	143.7
2nd Quarter	4,167	12.0	247	433	388.1
3rd Quarter	4,479	9.9	283	421	1,313.8

TABLE 46.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 1953 — *Continued.*
(In Units Specified)

Period	Building Brick	Mineral Wool	Gypsum Plaster	Builders' Hardware	Paints, Pigments and Varnishes
	Millions of Bricks	Thousands of Sq. Ft.	Thousands of Tons	(\$000)	(\$000)
1945	1.4	5,993	2.9	490	8,660
1946	1.1	7,822	7.6	653	9,436
1947	8.9	5,775	10.1	969	13,441
1948	8.3	74	10.0	1,076	14,276
1949	21.9	112	8.7	1,218	13,867
1950	16.7	139	22.4	1,483	18,213
1951	19.1	352	15.7	1,895	20,825
1952					
1st Quarter	2.1	126	1.4	363	4,022
2nd Quarter	3.7	124	2.4	400	4,711
3rd Quarter	5.1	91	4.8	408	3,523
4th Quarter	5.6	93	4.2	494	4,967
Total, 1952	16.5	434	12.8	1,665	17,223
1953					
1st Quarter	3.9	41	4.0	460	5,165
2nd Quarter	8.6	114	5.3	586	5,799
3rd Quarter	9.7	253	6.2	455	5,407

TABLE 46.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 1953 — *Concluded*.
(In Units Specified)

Period	Plumbing and Heating Equipment				Common Colourless Window Glass
	Warm Air Furnaces	Domestic Heating Boilers	Cast Iron Radiators	Electric Hot Water Tank Heaters ⁽¹⁾	
	Units	(\$000)	Sq. Ft.	Units	Millions of Sq. Ft.
1945	334	35	280	—	39.8
1946	1,542	133	7,595	—	43.7
1947	2,506	319	43,824	—	70.2
1948	7	16	0	3,214	96.3
1949	522	33	3,339	1,285	64.6
1950	1,035	54	19,754	2,687	68.5
1951	2,295	140	28,808	8,014	69.5
1952					
1st Quarter	178	26	11,683	1,084	8.4
2nd Quarter	527	28	40,366	3,489	8.2
3rd Quarter	1,418	64	35,568	3,980	9.3
4th Quarter	1,558	200	109,246	5,981	10.3
Total, 1952	3,681	318	196,863	14,534	36.2
1953					
1st Quarter	1,077	46	325	4,315	9.0
2nd Quarter	1,965	78	10,014	6,743	17.4
3rd Quarter	2,512	92	6,131	9,126	13.4

(1) Data for the period 1945-1947 are not available.

TABLE 47.—EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 1953.
(In Units Specified)

Period	Lumber and Lumber Products				
	Sawn Lumber	Hardwood Flooring	Wood Fibre Insulating Board	Wood Shingles	Wood Laths
	Millions of Ft. B.M.	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ " B.	Thousands of Squares	Thousands of Laths
1945	2,000.5	544	45.3	1,651	25,981
1946	2,083.3	106	36.1	1,775	26,193
1947	2,735.0	50	51.1	2,051	41,700
1948	2,467.7	25	40.2	2,353	55,513
1949	2,188.7	611	30.4	2,121	77,157
1950	3,562.5	16,135	17.6	2,924	96,157
1951	3,433.1	6,140	55.1	2,589	73,941
1952					
1st Quarter	756.3	790	14.4	524	8,463
2nd Quarter	949.0	775	12.3	630	14,875
3rd Quarter	791.2	766	9.4	349	31,823
4th Quarter	840.1	715	12.8	610	25,546
Total, 1952	3,336.6	3,046	48.9	2,113	80,707
1953					
1st Quarter	753.2	1,069	12.9	496	13,072
2nd Quarter	889.0	1,101	14.7	546	24,703
3rd Quarter	884.7	1,110	11.9	528	40,532

TABLE 47.— EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 1953 — *Concluded.*
(In Units Specified)

Period	Cement	Building Brick	Gypsum Plaster	Paints, Pigments and Varnishes
	Thousands of Barrels of 350 lbs.	Millions of Bricks	Tons	(\$000)
1945	281.9	3.7	447	3,973
1946	114.4	6.1	969	4,407
1947	88.0	4.2	1,423	7,346
1948	73.0	4.9	744	6,235
1949	19.2	4.3	163	3,604
1950	23.9	2.8	102	4,025
1951	2.6	3.8	170	7,998
1952				
1st Quarter	.1	.5	8	1,137
2nd Quarter	.7	.9	253	1,064
3rd Quarter	1.6	1.0	31	826
4th Quarter	1.9	.9	34	746
Total, 1952	4.3	3.3	326	3,773
1953				
1st Quarter	.9	.4	26	728
2nd Quarter	4.5	1.1	37	878
3rd Quarter	9.5	1.1	0	1,028

TABLE 48.— PRODUCTION OF PIG IRON AND STEEL INGOT AND ESTIMATED
DOMESTIC DISAPPEARANCE OF ROLLING MILL PRODUCTS,
CANADA, 1945 — SEPTEMBER, 1953.
(Thousands of Net Tons)

Period	Pig Iron	Steel Ingot ⁽¹⁾	Rolling Mill Products ⁽¹⁾			
			Production from		Exports	Domestic Disappearance
			Canadian Ingot ⁽²⁾	Imports		
1945	1,786	2,761	1,988	789	40	2,737
1946	1,404	2,253	1,607	721	36	2,292
1947	1,973	2,855	2,052	906	51	2,907
1948	2,130	3,087	2,212	939	239	2,912
1949	2,163	3,090	2,190	1,157	162	3,185
1950	2,316	3,296	2,266	1,077	69	3,274
1951	2,553	3,445	2,469	1,623	53	4,039
1952						
1st Quarter	649	928	664	473	16	1,121
2nd Quarter	681	918	662	430	19	1,073
3rd Quarter	674	843	600	307	19	888
4th Quarter	678	911	643	381	25	999
Total, 1952	2,682	3,600	2,569	1,591	79	4,081
1953						
1st Quarter	708	1,013	695	333	34	994
2nd Quarter	779	1,053	720	386	48	1,058
3rd Quarter	784	968	639	308	23	924

(1) Excludes castings and forgings (see p. 113).

(2) This production is calculated as 72.5 per cent of Canadian ingot production on the basis of an average overall loss of 27.5 per cent in conversion from ingot to finished product.

TABLE 49.— SHIPMENTS OF PRIMARY IRON AND STEEL SHAPES TO CONSUMING INDUSTRIES,
CANADA, 1946 — SEPTEMBER, 1953.
(In Thousands of Tons)

Period	Building Construc- tion	Railway and Railway Car Shops	Con- tainers	Merchant Trade ⁽¹⁾ Products	Wholesalers and Warehouses	Automotive Industries	Miscella- neous ⁽¹⁾	Net Total Domestic Shipments	Producers Interchange ⁽¹⁾	Export Shipments	Total
1946	189.6	411.6	164.4	226.8	261.6	84.0	434.4	1,772.4	453.6	145.2	2,371.2
1947	273.6	463.2	171.6	250.8	331.2	138.0	556.8	2,187.6	806.4	168.0	3,162.0
1948	295.2	556.8	196.8	313.2	321.6	139.2	556.8	2,379.6	926.4	243.6	3,549.6
1949	362.7	534.6	205.6	351.3	354.9	150.2	529.6	2,488.7	953.8	219.5	3,662.0
1950	357.6	500.8	262.0	358.0	314.3	200.1	621.5	2,614.3	1,400.3	218.8	4,233.4
1951	383.6	555.8	301.4	412.5	326.1	249.9	819.6	3,048.9	1,680.8	70.3	4,800.0
1952											
1st Quarter	96.8	169.7	64.9	109.6	76.7	45.1	204.3	767.1	459.9	21.2	1,248.2
2nd Quarter	89.2	168.4	62.3	108.8	86.0	45.9	227.3	787.9	454.4	19.0	1,261.3
3rd Quarter	94.0	133.2	83.9	101.7	71.5	52.6	192.8	729.7	393.9	19.8	1,143.4
4th Quarter	94.5	147.1	69.2	82.6	98.7	84.9	195.2	772.2	385.5	22.1	1,179.8
Total, 1952	374.5	618.4	280.3	402.7	332.9	228.5	819.6	3,056.9	1,693.7	82.1	4,832.7
1953											
1st Quarter	99.7	124.8	76.3	82.6	97.3	83.3	190.7	754.7	361.9	57.7	1,174.3
2nd Quarter	101.8	158.1	67.3	104.7	105.7	92.2	173.9	803.7	377.6	54.7	1,236.0
3rd Quarter	114.9	141.7	74.9	73.6	109.3	59.3	150.7	724.4	364.0	25.6	1,114.0

(1) For details see p. 113.

TABLE 50.— PRODUCTION OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1953.
(Thousands of Tons)

Period	Structural Steel	Galvanized Sheets	Steel Pipe and Fittings	Wire Nails and Spikes	Cast-Iron Soil Pipe and Fittings	Cast-Iron Pressure Pipe and Fittings
1945	150.2	61.6	139.3	70.0	20.8	45.9
1946	115.5	56.1	96.3	58.9	25.1	65.2
1947	161.2	89.2	90.4	77.4	32.5	77.7
1948	172.9	99.1	102.6	86.8	45.7	93.4
1949	180.2	97.5	164.2	88.5	47.6	91.5
1950	158.0	99.1	152.1	85.3	53.3	87.5
1951	215.4	112.6	163.0	90.3	53.4	130.4
1952						
1st Quarter	46.1	30.8	40.8	23.8	7.8	25.7
2nd Quarter	40.5	27.2	38.6	22.4	10.5	19.7
3rd Quarter	44.9	26.6	25.0	18.3	10.1	18.6
4th Quarter	45.2	26.9	34.4	17.2	13.6	19.5
Total, 1952	176.7	111.5	138.8	81.7	42.0	83.5
1953						
1st Quarter	57.2	29.4	36.5	13.4	14.2	16.9
2nd Quarter	47.6	26.1	35.7	18.7	13.5	19.9
3rd Quarter	51.9	26.2	29.3	18.3	11.2	23.7

TABLE 51.—SALES AND STOCKS OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA,
1949 — SEPTEMBER, 1953.
(Thousands of Tons)

Period	Steel Pipe and Fittings		Wire Nails and Spikes		Cast-Iron Soil Pipe and Fittings	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	189.3	17.6	91.5	5.6	41.4	6.0
1950	209.3	22.4	84.5	9.4	48.8	4.6
1951	167.3	11.5	88.3	14.9	44.5	4.8
1952						
1st Quarter	35.4	15.2	21.7	18.2	6.1	5.0
2nd Quarter	42.0	11.1	23.4	14.0	10.3	4.0
3rd Quarter	28.2	8.1	18.8	22.4	11.4	2.4
4th Quarter	34.4	8.6	14.9	15.1	13.6	4.2
Total, 1952	140.0	—	78.8	—	41.4	—
1953						
1st Quarter	35.3	10.6	13.2	15.3	8.2	8.1
2nd Quarter	32.5	13.5	20.9	13.1	10.0 ⁽¹⁾	10.0
3rd Quarter	31.8	10.4	20.0	11.4	14.2	6.8

(1) Revised.

TABLE 52.—IMPORTS AND EXPORTS OF SELECTED IRON AND STEEL BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 1953.
(In Units Specified)

Period	Imports				Exports			
	Structural Steel	Wire Nails	Galvanized Sheets	Skelp	Structural Steel	Wire Nails and Spikes	Cast-Iron Soil Pipe	Steel Pipe ⁽¹⁾ and Tubing
	Thousands of Tons	Tons	Tons	Tons	Thousands of Tons	Tons	Tons	Tons
1945	68.8	71	22,963	129,982	9.3	813.6	506	—
1946	99.5	680	15,331	54,385	7.8	1,270.5	157	3,158
1947	183.2	4,146	7,895	60,190	4.4	31.9	207	184
1948	194.3	6,315	7,047	60,783	10.5	1,854.1	658	2,812
1949	198.1	13,305	15,268	140,897	10.3	494.8	998	16,806
1950	170.4	3,471	7,110	167,114	2.2	2.4	1,366	5,853
1951	328.7	10,101	7,774	147,290	3.3	36.8	937	1,679
1952								
1st Quarter	80.7	2,145	1,860	39,092	1.6	34.4	310	785
2nd Quarter	50.2	882	1,523	50,750	1.4	72.4	297	178
3rd Quarter	43.7	2,098	1,219	17,045	1.2	5.6	409	18
4th Quarter	63.3	226	2,007	30,802	2.4	1.8	212	149
Total, 1952	237.9	5,351	6,609	137,689	6.6	114.2	1,228	1,130
1953								
1st Quarter	51.2	723	2,388	23,948	2.0	0	131	30
2nd Quarter	65.3	853 ⁽²⁾	2,681	37,986	1.6	3.1	46	33
3rd Quarter	72.7	1,273	2,212	18,628	.3	4.0	81	3

(1) Data for 1945 are not available.

(2) Revised.

TABLE 53.— VOLUME OF SELECTED BUILDING MATERIALS UNLOADED⁽¹⁾
AT RAILWAY STATIONS IN CANADA,
1945 — SEPTEMBER, 1953.
(Thousands of Tons)

Period	Lumber, Timber, Box, Crate and Cooperage Material ⁽²⁾	Gravel, Sand and Crushed Stone	Lime and Plaster	Brick and Artificial Stone	Cement	Sewer Pipe and Drain Tile	Total
1945	3,622	3,954	411	401	837	57	9,282
1946	3,907	4,717	469	500	1,173	66	10,832
1947	4,395	5,868	554	619	1,314	84	12,834
1948	4,391	6,386	624	619	1,580	93	13,693
1949	4,111	5,500	628	564	2,012	83	12,898
1950	4,335	6,066	667	592	1,803	79	13,542
1951	4,316	6,763	739	730	1,865	97	14,510
1952							
1st Quarter	771	702	152	137	395	9	2,166
2nd Quarter	937	2,437	169	171	548	23	4,285
3rd Quarter	1,086	3,048	152	183	604	26	5,099
4th Quarter	1,027	2,146	161	187	494	15	4,030
Total, 1952	3,821	8,333	634	678	2,041	73	15,580
1953							
1st Quarter	924	933	149	132	469	9	2,616
2nd Quarter	1,052	2,235	148	159	648	25	4,266
3rd Quarter	1,173	3,633	155	177	733	29	5,900

(1) For source and explanatory note see p. 114.

(2) Includes plywood.

TABLE 54.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES,
CANADA, ⁽¹⁾ 1946 — SEPTEMBER, 1953.

Period	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$
1946	84,203	2,704	32.11
1947	97,787	3,439	36.09
1948	104,916	4,165	39.69
1949	109,401	4,726	43.32
1950	114,379	5,253	45.84
1951	121,599	6,232	51.25
1952			
January	112,145	5,410	48.24
February	108,989	5,771	52.95
March	110,503	6,177	55.90
April	111,973	6,328	56.51
May	112,375	6,339	56.41
June	118,558	6,708	56.57
July	100,647	5,500	54.65
August	111,799	6,096	54.52
September	124,378	7,262	58.39
October	124,644	7,327	58.78
November	120,525	7,257	60.21
December	120,017	7,133	59.43
Annual Average	114,713	6,442	56.05
1953			
January	116,419	6,177	53.06
February	116,260	6,877	59.15
March	117,398	6,925	58.99
April	118,465	6,976	58.89
May	120,507	7,162	59.43
June ⁽²⁾	124,304	7,399	59.52
July	128,278	7,550	58.86
August	129,052	7,628	59.11
September	130,493	7,813	59.87

(1) As reported by employers with 15 or more employees.

(2) Revised.

TABLE 55.—NON-SEASONAL LAYOFFS IN BUILDING MATERIAL PRODUCING INDUSTRIES,
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES
BY REASON FOR LAYOFF, CANADA,
MARCH, 1948 — NOVEMBER, 1953.

Period	Number of Estab- lishments	Number of Employees	Number of Employees by Reason for Layoff		
			Lack of Orders	Lack of Material	Other ⁽¹⁾
1948	68	6,842	1,678	933	4,231
1949	69	3,644	2,339	296	1,009
1950	57	3,355	1,343	800	1,212
1951	58	2,847	935	957	955
1952					
1st Quarter	22	1,222	924	124	174
2nd Quarter	12	762	448	—	314
3rd Quarter	10	372	179	35	158
4th Quarter	12	755	538	—	217
Total, 1952	56	3,111	2,089	159	863
1953					
January	0	—	—	—	—
February	4	299	239	60	—
March	1	35	—	35	—
1st Quarter	5	334	239	95	—
April	1	35	—	—	35
May	0	—	—	—	—
June	5	148	78	50	20
2nd Quarter	6	183	78	50	55
July	5	182	10	50	122
August	4	151	105	—	46
September	4	305	290	—	15
3rd Quarter	13	638	405	50	183
October	5	196	134	32	30
November	8	999	737	—	262

(1) See p. 114.

SECTION 6

BUILDING LABOUR

TABLE 56.—EMPLOYMENT, (1) UNEMPLOYMENT, AND THE LABOUR FORCE BY INDUSTRY, CONSTRUCTION, NON-AGRICULTURAL AND ALL INDUSTRIES, CANADA, 1945 — NOVEMBER, 1953.
(In Thousands)

Period	Persons Employed			Persons Unemployed			Labour Force			
	Construction		Non-Agricultural Industries	All Industries	Con-struction ⁽³⁾ Industry	Non-Agricultural Industries	All Industries	Con-struction Industry	Non-Agricultural Industries	All Industries
	Occupation ²	Industry								
1945	—	145	3,277	4,411	—	70	72	—	3,347	4,483
1946	—	241	3,438 ⁽⁴⁾	4,699 ⁽⁴⁾	8	113 ⁽⁴⁾	125 ⁽⁴⁾	249	3,551	4,824 ⁽⁴⁾
1947	—	254	3,660 ⁽⁴⁾	4,823 ⁽⁴⁾	8	87 ⁽⁴⁾	91	262	3,747	4,914 ⁽⁴⁾
1948	259 ⁽⁴⁾	293 ⁽⁴⁾	3,738 ⁽⁴⁾	4,915 ⁽⁴⁾	9 ⁽⁴⁾	104 ⁽⁴⁾	81 ⁽⁴⁾	302	3,842	4,996 ⁽⁴⁾
1949	347 ⁽⁴⁾	348 ⁽⁴⁾	3,860 ⁽⁴⁾	4,970 ⁽⁴⁾	18 ⁽⁴⁾	136 ⁽⁴⁾	101 ⁽⁴⁾	366	3,996	5,071 ⁽⁴⁾
1950	337 ⁽⁴⁾	338 ⁽⁴⁾	3,993 ⁽⁴⁾	5,043 ⁽⁴⁾	30 ⁽⁴⁾	137 ⁽⁴⁾	139 ⁽⁴⁾	368 ⁽⁴⁾	4,130 ⁽⁴⁾	5,182 ⁽⁴⁾
1951	325 ⁽⁴⁾	352 ⁽⁴⁾	4,175 ⁽⁴⁾	5,172	19 ⁽⁴⁾	82 ⁽⁴⁾	83	371 ⁽⁴⁾	4,257 ⁽⁴⁾	5,255
1952										
March	283	295	4,142	4,967	53	205	212	348	4,347	5,179
May	317	356	4,298	5,222	20	105	107	376	4,403	5,329
August	351	400	4,326	5,333	13	83	86	413	4,409	5,419
December	302	325	4,367	5,144	35	127	132	360	4,494	5,276
Annual Average	313	344	4,283	5,166	30	130	134	374	4,413	5,301
1953										
January	276	297	4,242	5,013	52	183	187	347	4,425	5,200
February	273	284	4,247	5,015	45	175	179	329	4,422	5,194
March	276	284	4,221	5,020	39	168	172	323	4,389	5,192
April	297	311	4,243	5,076	33	161	165	330	4,404	5,241
May	312	351	4,320	5,207	21	109	114	372	4,429	5,321
June	330	373	4,397	5,297	16	89	90	389	4,486	5,387
July	334	400	4,443	5,425	16	88	92	416	4,520	5,515
August	340	404	4,451	5,415	18	90	90	422	4,541	5,507
September	340	387	4,416	5,314	15	83	84	402	4,449	5,398
October	329	389	4,413	5,240	17	107	111	406	4,520	5,351
November	319	371	4,378	5,165	31	148	151	402	4,526	5,316

(1) Data for the period 1945-1951 relate to week ending nearest June 1 (see p. 115).

(2) Not available prior to August, 1947.

(3) Not available prior to 1946.

(4) Revised.

TABLE 57.—EMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE DISTRIBUTION
OF CONSTRUCTION WORKERS, BY NUMBER OF HOURS WORKED PER WEEK,
CANADA, MARCH, 1949 — SEPTEMBER, 1953.

Week Ending	Percentage of Workers, by Number of Hours Worked per Week					Average Number of Hours Worked ⁽¹⁾	Total Number of Hours Worked per Week (000)
	Less than 15	15-34	35-44	45-54	More than 54		
1949	4.7	5.9	42.8	37.0	9.6	43	13,674
1950	5.8	7.6	46.8	32.3	7.2	41	13,694
1951							
March 3	10.8	7.8	46.2	30.1	5.1	38	11,248
June 2	3.1	6.3	48.0	31.8	10.8	43	15,136
August 18	5.2	7.2	44.7	30.8	12.1	42	16,338
November 3	4.4	10.0	50.4	28.3	6.9	41	14,700
Annual Average	5.9	7.8	47.3	30.2	8.7	41	14,355
1952							
March 1	11.9	7.8	48.1	25.8	6.4	38	11,249
May 31	4.2	6.2	48.3	30.1	11.2	42	15,004
August 16	7.0	5.3	45.5	31.0	11.2	42	16,651
December 13	7.7	10.5	54.4	23.4	4.0	39	12,563
Annual Average	7.7	7.4	49.1	27.8	8.2	40	13,867
1953							
March 21	9.2	6.3	57.4	22.9	4.2	39	10,936
June 20	2.4	5.4	53.3	28.7	10.2	43	15,954
September 19	2.8	5.2	52.0	29.7	10.3	43	16,541

(1) For qualitative note see p. 115.

TABLE 58.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, ⁽¹⁾ 1945 — SEPTEMBER, 1953.

Period	Building Industry			Indexes of Employment (1949 = 100)	
	Number of Persons ⁽²⁾ Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$	Building Industry	Non- Agricultural Industries
1945	44,932	1,533	34.03	53.8	88.8
1946	65,386	2,230	33.97	69.5	88.2
1947	88,124	3,322	37.41	85.6	95.7
1948	100,726	4,192	41.41	95.4	99.7
1949	115,453	5,133	44.37	100.0	100.0
1950	121,661	5,653	46.33	102.4	101.5
1951	134,147	7,077	52.76	110.2	108.8
1952					
January	125,969	5,935	47.11	104.4	109.4
February	126,077	7,299	58.36	98.1	107.4
March	124,240	7,350	59.16	96.2	107.6
April	128,727	7,766	60.33	100.6	107.5
May	134,662	8,122	60.32	110.2	107.2
June	140,159	8,345	59.54	122.3	110.3
July	148,576	8,847	59.55	133.1	112.1
August	154,455	9,393	60.82	151.0	114.1
September	160,456	9,810	61.14	144.3	115.2
October	163,875	10,271	62.68	143.6	116.4
November	162,724	10,292	63.25	137.2	116.2
December	155,628	10,000	64.26	129.4	116.1
Annual Average	143,796	8,619	59.94	122.5	111.6
1953					
January	136,222	7,331	53.82	111.3	113.0
February	128,781	8,216	63.80	101.9	110.3
March	125,331	8,201	65.44	93.7	110.0
April	125,922	8,158	64.78	95.9	110.0
May	133,793	8,737	65.31	108.5	110.9
June ⁽³⁾	142,768	9,365	65.59	119.0	112.4
July	150,674	9,809	65.10	138.1	114.9
August	159,107	10,397	65.35	147.0	115.6
September	161,933	10,712	66.15	150.7	116.6

(1) As reported by employers with 15 or more employees.

(2) Data for the period 1945-1951 represent annual averages.

(3) Revised.

TABLE 59.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL
NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, ⁽¹⁾
1945 — NOVEMBER, 1953.

Period	Number of Hourly Wage-Earners ²	Average Number of Hours Worked Per Week	Total Number of Hours Worked Per Week (000)	Average Hourly Earnings (Cents)	Average Weekly Earnings \$
1945	33,770	41.6	1,364	79.4	32.68
1946	52,899	40.4	2,057	82.7	32.28
1947	72,738	40.5	2,867	91.4	35.67
1948	82,341	40.8	3,296	101.6	40.26
1949	93,756	40.1	3,764	107.9	43.27
1950	98,507	39.6	3,907	113.3	44.85
1951	110,188	39.6	4,364	127.1	50.27
1952					
January	101,497	32.3	3,276	136.2	43.99
February	102,012	40.8	4,157	138.8	56.63
March	101,455	41.6	4,224	139.6	58.07
April	106,450	42.0	4,472	141.1	59.26
May	111,927	41.9	4,685	142.4	59.67
June	118,207	41.2	4,873	142.0	58.50
July	122,478	40.8	4,993	141.8	57.85
August	129,332	42.3	5,469	141.9	60.02
September	135,061	42.0	5,673	143.6	60.31
October	137,895	42.5	5,858	147.3	62.60
November	136,186	42.0	5,275	148.2	62.24
December	128,204	41.7	5,349	150.6	62.80
Annual Average	119,225	40.9	4,859	142.8	58.50
1953					
January	108,377	33.0	3,575	150.0	49.50
February	104,013	40.6	4,229	153.9	62.48
March	100,652	41.2	4,146	155.9	64.23
April	101,943	40.4	4,120	156.8	63.35
May	110,011	40.8	4,486	157.2	64.06
June ⁽³⁾	119,458	41.7	4,981	156.1	65.09
July	127,132	41.5	5,276	155.7	64.62
August	136,043	41.9	5,706	156.0	65.36
September	139,784	42.2	5,892	157.5	66.47
October	136,539	42.6	5,814	160.7	68.46
November	130,925	41.4	5,417	160.7	66.53

(1) As reported by employers with 15 or more employees.

(2) Refers to employees paid by the hour.

(3) Revised.

TABLE 60.—LABOUR INCOME IN THE CONSTRUCTION INDUSTRY AND
TOTAL LABOUR INCOME, CANADA,⁽¹⁾
1945 — SEPTEMBER, 1953.

Period	Construction Labour Income (\$ Millions)		Total Labour Income (\$ Millions)	
	Current Dollars	1949 Dollars	Current Dollars	1949 Dollars
1945.....	225	300	4,953	6,604
1946.....	297	383	5,323	6,868
1947.....	405	478	6,221	7,336
1948.....	491	506	7,170	7,392
1949.....	558	558	7,761	7,761
1950.....	565	549	8,311	8,077
1951.....	622	545	9,676	8,518
1952				
1st Quarter.....	144	123	2,540	2,161
2nd Quarter.....	174	150	2,612	2,248
3rd Quarter.....	219	189	2,751	2,370
4th Quarter.....	214	185	2,840	2,449
Total, 1952.....	751	647	10,743	9,228
1953				
January.....	58	50	928	802
February.....	56	49	920	796
March.....	57	50	924	805
1st Quarter.....	171	149	2,772	2,403
April.....	63	55	949	828
May.....	72	63	969	847
June.....	72	63	979	852
2nd Quarter.....	207	181	2,897	2,527
July.....	76	66	986	854
August.....	81	70	993	858
September.....	82	71	1,012	871
3rd Quarter.....	239	207	2,991	2,583

(1) Includes Newfoundland from 1949.

TABLE 61.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,
CANADA, 1945 — NOVEMBER, 1953.

As at Date of Reporting Closest to (a) End of Month	Bricklayers		Carpenters		Painters		Plasterers		Plumbers and Pipe Fitters		Other Skilled and Semi-Skilled Construction Workers		Total Skilled and Semi-Skilled Construction Workers		Unskilled Construction Workers		Total Construction Workers	
	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants
1945	787	157	3,911	2,897	1,244	1,207	183	60	588	615	701	354	7,497	5,289	4,305	1,603	11,802	6,892
1946	793	168	2,428	4,760	493	2,067	179	62	279	1,146	428	663	4,591	8,865	2,638	2,199	7,229	11,064
1947	622	174	1,928	4,263	296	1,769	175	40	351	508	338	610	3,710	7,363	4,419	4,858	8,129	12,221
1948	411	265	1,715	6,081	246	1,825	200	62	268	532	183	785	2,375	8,929	1,902	6,334	4,426	15,884
1949	223	564	542	10,049	206	2,413	181	122	137	917	128	1,269	1,417	15,400	940	10,096	2,357	25,496
1950	238	789	479	13,772	161	3,021	109	140	137	1,207	131	1,908	1,255	20,936	1,368	12,848	2,623	33,785
1951	160	802	877	11,484	185	2,730	39	349	150	902	214	1,550	1,624	17,816	1,832	10,309	3,456	28,124
1952	210	1,417	702	14,935	139	3,342	48	544	205	1,164	315	1,951	1,622	23,473	1,377	14,923	2,998	38,479
1953	65	3,108	161	31,185	29	7,058	11	919	272	1,374	67	5,297	605	48,941	203	33,609	808	82,550
January	55	3,109	132	33,526	60	6,483	22	855	249	1,767	52	5,324	570	51,064	278	35,806	848	86,870
February	92	2,633	488	31,815	151	5,017	18	771	273	2,023	167	5,119	1,189	47,378	767	35,103	1,956	82,481
March	178	1,758	624	20,278	265	2,485	43	488	185	1,634	394	3,242	1,689	29,885	1,576	22,173	3,265	52,058
April	219	746	752	10,283	403	1,029	37	276	137	1,163	410	1,727	1,958	15,224	1,825	13,042	3,783	28,266
May	200	517	754	6,417	277	822	61	162	180	851	448	1,223	1,920	9,992	1,651	10,840	3,571	20,832
June	288	361	669	4,632	154	861	75	105	202	674	314	1,005	1,702	7,638	1,541	9,308	3,243	16,946
July	238	350	482	4,631	152	929	116	61	224	612	379	944	1,591	7,527	2,622	9,402	4,213	16,929
August	335	286	699	4,897	144	1,398	128	65	242	600	182	906	1,730	8,152	2,147	10,000	3,877	18,152
September	343	483	314	6,756	66	2,371	74	146	180	725	150	1,767	1,127	12,248	639	15,800	1,766	28,048
October	197	999	138	16,388	47	5,033	18	343	90	1,292	126	4,084	616	28,139	310	36,723	926	64,862
November																		

(1) Data for period 1945-1952 are annual averages.

TABLE 62.—APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING⁽¹⁾ AND GRADUATES, CANADA, (2)
1946—SEPTEMBER, 1953.

Period	Bricklaying		Carpentry		Painting and Decorating		Plastering		Plumbing and Steamfitting		Electrical		Sheet Metal		All Trades	
	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates
1946	80	11	289	50	79	18	31	2	499	51	584	65	248	39	1,810	236
1947	357	28	1,151	172	291	42	161	14	1,182	116	1,170	200	559	70	4,871	642
1948	675	211	1,537	437	297	87	248	54	1,555	161	1,342	346	629	163	6,283	1,459
1949	573	300	1,365	557	230	108	245	98	1,704	573	1,336	495	571	192	6,024	2,323
1950	369	124	1,043	260	165	45	252	70	1,607	523	1,273	357	512	136	5,221	1,515
1951	347	93	967	233	171	28	270	59	1,578	324	1,358	349	594	112	5,285	1,198
1952																
1st Quarter	346	16	975	42	163	9	282	16	1,642	56	1,405	83	632	29	5,445	251
2nd Quarter	341	16	957	59	149	13	272	16	1,645	85	1,427	85	619	19	5,410	293
3rd Quarter	335	22	934	67	142	4	256	17	1,368	60	1,348	66	611	35	4,994	271
4th Quarter	321	15	946	47	156	9	264	17	1,647	75	1,494	55	589	30	5,417	248
Total, 1952	—	69	—	215	—	35	—	66	—	276	—	289	—	113	—	1,063
1953																
1st Quarter	371	14	944	37	162	8	227	26	1,767	63	1,628	78	627	20	5,726	246
2nd Quarter	328	18	947	57	169	6	217	15	1,741	93	1,686	62	648	21	5,736	272
3rd Quarter	356	19	983	64	184	12	213	23	1,635	132	1,731	101	639	45	5,741	396

(1) At beginning of period.

(2) See p. 110

TABLE 63.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA,
1945 — SEPTEMBER, 1953.

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Total Skilled Construction Workers	Semi-Skilled and Unskilled Construction Workers	Total Construction Workers
1945	8	264	30	2	31	65	45	445	0	445
1946	21	267	80	8	64	169	24	633	51	684
1947	164	778	241	55	164	653	141	2,196	671	2,867
1948	454	1,281	348	122	234	827	161	3,427	3,075	6,502
1949	413	809	225	76	141	581	72	2,317	969	3,286
1950	303	639	174	37	98	369	40	1,660	448	2,108
1951	1,949	3,087	956	170	662	2,450	300	9,574	973	10,547
1952										
1st Quarter	424	697	210	35	115	316	59	1,856	169	2,025
2nd Quarter	513	921	297	64	172	451	62	2,480	689	3,169
3rd Quarter	175	385	140	25	72	227	42	1,066	80	1,146
4th Quarter	79	214	104	12	45	151	38	643	48	691
Total, 1952	1,191	2,217	751	136	404	1,145	201	6,045	986	7,031
1953										
1st Quarter	103	221	98	19	63	146	38	688	193	881
2nd Quarter	378	923	363	59	214	498	116	2,551	411	2,962
3rd Quarter	378	749	249	47	179	522	64	2,188	102	2,290

TABLE 64.—STRIKES AND LOCKOUTS IN THE BUILDING INDUSTRY, THE BUILDING MATERIAL INDUSTRIES,
AND IN ALL INDUSTRIES, CANADA, 1945 — SEPTEMBER, 1953.

Period	The Building Industry			Building Material Industries			All Industries		
	Number of Strikes	Number of Workers	Time Lost in Working Days	Number of Strikes	Number of Workers	Time Lost in Working Days	Number of Strikes	Number of Workers	Time Lost in Working Days
1945	5	325	2,848	17	2,687	10,703	197	96,068	1,457,420
1946	12	892	6,535	23	39,684	1,459,840	228	139,474	4,516,393
1947	32	6,057	44,262	25	3,037	58,049	236	104,120	2,397,340
1948	18	3,322	39,546	11	1,189	7,405	154	42,820	885,793
1949	13	3,602	41,120	10	890	11,420	137	51,437	1,063,667
1950	12	2,258	28,836	19	7,295	69,344	161	192,153	1,389,039
1951	31	7,260	63,569	23	1,705	19,081	373	128,620	901,739
1952 ⁽¹⁾									
March	1	18	230	2	212	1,612	26	5,204	65,502
June	6	9,241	146,660	1	160	3,000	40	59,364	708,382
September	6	1,494	9,580	1	360	240	41	15,045	203,245
December	4	673	6,134	0	—	—	18	3,646	47,279
Total, 1952 ⁽²⁾	51	29,687	343,866	17	2,652	25,452	389	226,245	2,869,587
1953 ⁽¹⁾									
January	3	273	3,150	0	—	—	14	2,136	31,050
February	1	28	250	0	—	—	19	3,757	23,777
March	4	1,056	2,247	2	87	150	21	5,450	33,018
April	1	9	50	0	—	—	21	3,562	29,120
May	1	700	175	2	105	2,150	30	4,748	36,127
June	2	250	1,475	1	40	1,000	31	6,452	57,342
July	3	758	7,245	0	—	—	30	7,396	73,486
August	0	—	—	0	—	—	17	8,598	92,760
September	3	351	1,845	4	1,892	6,960	37	16,445	126,131

(1) Preliminary.

(2) Since some strikes overlap from one month to another, annual totals of the number of strikes, and number of workers involved, need not equal the sums of the respective monthly figures.

SECTION 7
BUILDING COSTS

TABLE 65.—INDEXES OF RESIDENTIAL BUILDING MATERIAL PRICES AND COMPOSITE INDEXES OF
CONSTRUCTION MATERIAL PRICES, CANADA, 1945 — 1953.
(1949 = 100)

Period	Lumber and its Products	Cement, Gravel and Sand	Brick, Tile and Stone	Paint and Glass	Lath, ⁽¹⁾ Plaster and Insulation Materials	Roofing ⁽¹⁾ Materials	Plumbing and Heating Equipment	Electrical Equipment and Fixtures	Other ⁽¹⁾ Materials	Composite Index Residential Building Materials	Non- Residential Building Materials
1945	59.4	80.4	77.1	79.2	88.7	71.1	67.8	64.2 ⁽¹⁾	67.5	65.0 ⁽¹⁾	71.4
1946	62.7	80.3	80.1 ⁽¹⁾	80.3	88.2	76.7	70.6	67.4 ⁽¹⁾	72.4	67.8 ⁽¹⁾	75.0
1947	75.1	86.4	88.3 ⁽¹⁾	94.4	90.9	90.4	80.5 ⁽¹⁾	85.0	81.9	81.9 ⁽¹⁾	84.5
1948	94.9	96.3	94.8	101.9	98.8	105.8	93.4	97.9	92.9	92.9 ⁽¹⁾	95.9
1949	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1950	108.4 ⁽¹⁾	103.4 ⁽¹⁾	108.5 ⁽¹⁾	97.3	98.8	123.6	101.7	106.4	103.7	103.7 ⁽¹⁾	105.0
1951	131.9	110.9 ⁽¹⁾	119.7	110.1	106.9	123.8	116.5 ⁽¹⁾	122.3 ⁽¹⁾	121.8	121.8 ⁽¹⁾	118.6
1952											
March	130.7 ⁽¹⁾	117.2	127.5	111.2	107.3	115.5	120.2	122.0	127.1	125.8 ⁽¹⁾	123.1
June	128.3	116.6 ⁽¹⁾	131.7	108.1	109.3	110.7	119.4	119.1 ⁽¹⁾	130.2	124.3	122.6
September	128.3 ⁽¹⁾	119.0 ⁽¹⁾	131.7	107.1	109.3	115.5	119.4	122.4	130.2	124.6 ⁽¹⁾	123.0
December	127.9 ⁽¹⁾	119.6	132.1 ⁽¹⁾	108.6 ⁽¹⁾	109.3	113.9	118.3	122.3	131.0	124.3 ⁽¹⁾	124.2
Annual Average	129.1 ⁽¹⁾	117.7 ⁽¹⁾	129.3 ⁽¹⁾	108.5	108.8	114.3	119.6 ⁽¹⁾	122.3	129.5	124.9 ⁽¹⁾	123.2
1953											
January	128.2 ⁽¹⁾	119.8	132.1 ⁽¹⁾	109.0	109.3	113.9	118.3	121.7	131.0	124.4	124.4
February	127.1 ⁽¹⁾	119.8	132.1 ⁽¹⁾	108.8	109.3	113.9	118.3	121.7	131.0	123.8	124.5
March	127.8 ⁽¹⁾	119.8	136.2 ⁽¹⁾	108.8	109.3	113.9	117.5	125.7	131.0	124.3	124.8
April	127.4 ⁽¹⁾	119.4	136.2 ⁽¹⁾	108.6 ⁽¹⁾	109.3	113.9	119.6 ⁽¹⁾	125.7	131.0	124.4	124.6
May	127.4 ⁽¹⁾	119.4	137.4	109.0	109.3	113.9	117.7	121.0	131.0	124.0	124.4
June	128.3 ⁽¹⁾	119.4	137.4	112.9 ⁽¹⁾	109.3	115.5	117.3	121.0	131.0	124.6	124.7
July	128.2 ⁽¹⁾	119.4	137.4	113.5	109.1	115.3	117.3	121.0	131.0	124.5	124.7
August	128.1	119.4	137.4	113.9	108.1	115.3	116.8	121.1	131.0	124.4	124.5
September	127.0	119.4	137.4	114.3	108.1	115.3	112.9	121.1	131.9	123.2	123.8
October	126.2	119.4	137.4	115.3	108.1	115.3	112.9	128.1	132.2	123.0	123.9
November	125.9	119.4	137.4	114.5	108.1	115.3	112.9	120.1	132.2	122.5	123.7
December	124.9	120.1	137.4	114.9	108.0	114.0	113.0	120.0	132.1	122.0	132.6
Annual Average	127.2	119.6	136.3	111.9	109.1	114.6	126.0	122.4	131.4	123.8	124.3

(1) Revised.

TABLE 66.—INDEXES OF AVERAGE HOURLY RATES IN CONSTRUCTION TRADES AND IN ALL INDUSTRIES, CANADA,
1945 — 1953.
(1949 = 100)

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Unskilled Construction Workers	All Construction Workers (Including Holiday Pay Allowances)	All ⁽¹⁾ Industries (Including Holiday Pay Allowances)
1945	69.6	73.0	73.7	69.5	69.5	72.8	71.9	75.2	71.8	70.6
1946	76.1	80.3	80.3	75.2	76.2	80.1	81.4	80.0	76.0	74.9
1947	93.1	89.0	85.6	86.1	84.8	85.8	91.0	92.8	83.1	82.8
1948	98.1	97.9	96.7	98.5	95.3	97.0	97.3	98.7	94.4	94.4
1949	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1950	102.7	106.0	106.3	104.8	102.9	104.2	106.9	105.8	105.4	105.4
1951	110.5	116.9	117.6	111.2	111.6	114.9	116.4	116.7	115.3	115.3
1952										
March	116.9	124.4	126.8	116.3	118.0	123.7	129.5	124.3	119.2	119.7
June	122.1	130.0	130.1	119.7	118.6	129.1	131.3	132.6	123.1	123.8
September	123.3	131.6	131.8	120.7	121.0	131.2	136.0	134.1	127.2	127.8
December	123.3	132.4	134.2	120.7	123.3	131.8	136.1	134.2	128.9	129.5
Annual Average	121.0	129.3	130.3	119.2	120.0	128.5	132.2	131.1	124.0	124.5
1953										
January	123.4	132.4	134.2	120.9	123.3	131.9	136.1	134.2	129.0	129.7
February	123.4	132.4	134.2	120.9	123.3	131.9	136.2	134.2	129.0	129.7
March	123.5	132.4	134.3	121.2	123.8	131.1	136.3	134.2	129.0	129.7
April	125.7	132.5	135.5	124.0	128.3	132.3	136.3	134.2	130.1	130.8
May	126.2	133.0	135.5	124.3	128.8	132.7	136.7	134.3	130.3	131.1 ⁽²⁾
June	126.4	135.1	136.6	124.7	129.2	132.8	137.0	135.7	131.5	132.3 ⁽²⁾
July	126.4	135.2	137.3	124.7	129.4	134.3	137.2	138.3	132.0	132.8 ⁽²⁾
August	126.5	135.4	137.5	126.8	129.7	134.7	137.3	138.5	132.5	133.3
September	127.2	136.7	138.1	128.4	132.1	136.8	137.5	139.7	133.7	134.6
October	127.7	138.7	140.8	128.4	132.4	136.8	137.8	143.3	135.6	136.5
November	127.7	138.9	140.8	128.4	132.4	136.8	137.8	143.3	135.6	136.5
December	127.7	139.1	140.8	128.6	132.4	136.9	137.9	143.6	135.9	136.8
Annual Average	126.0	135.2	137.1	125.1	128.8	134.1	137.0	137.8	132.0	132.8

(1) Data for intervening months not available.
(2) Revised.
(3) Not yet available.

TABLE 67.—COMPOSITE INDEXES OF WAGE RATES AND MATERIAL PRICES IN THE CONSTRUCTION INDUSTRY, WITH WHOLESALE
PRICES-OF ALL COMMODITIES AND CONSUMER PRICE INDEX WITH SUB-INDEXES OF RENT AND HOME OWNERSHIP,
CANADA, 1945 — 1953.
(1949 = 100)

Period	Residential Building Materials and Wage Rates	Non-Residential Building Materials and Wage Rates	Wholesale ⁽¹⁾ Prices of all Commodities	Rent ⁽¹⁾	Home Ownership ⁽²⁾	Shelter Cost ⁽²⁾	Total Consumers Price Index
1945	67.2	71.1	66.6	91.1	—	—	75.0
1946	70.4	75.0	70.0	91.6	—	—	77.5
1947	80.5	83.9	82.3	94.9	—	—	84.8
1948	95.0	95.7	97.5	98.1	—	—	97.0
1949	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1950	106.0	105.1	106.5	108.2	103.6	106.2	102.9
1951	121.7	117.4	121.1	114.5	114.4	114.4	113.7
1952							
March	124.3	121.9	116.4	119.9	118.0	119.1	116.9
June	124.1	123.0	114.2	121.3	119.2	120.4	116.0
September	125.7	124.7	112.0	123.3	119.8	121.2	116.1
December	126.2	126.1	111.6	123.3	120.7	122.2	115.8
Annual Average	124.8	123.7	114.0	120.9	119.3	120.2	116.5
1953							
January	126.4	126.3	111.7	123.5	120.7	122.3	115.7
February	126.0	126.3	111.4	123.8	120.7	122.5	115.5
March	126.3	126.5	111.9	123.9	120.6	122.5	114.8
April	126.8	126.8	110.8	124.2	120.6	122.7	114.6
May	126.7 ⁽³⁾	126.7 ⁽³⁾	111.0	124.3	121.0	122.9	114.4
June	127.5 ⁽³⁾	127.4 ⁽³⁾	111.8	125.5	121.0	123.6	114.9
July	127.6 ⁽³⁾	127.5 ⁽³⁾	111.6	125.9	121.3	123.9	115.4
August	127.7	127.6	112.2	126.2	121.4	124.1	115.7
September	127.5	127.6	111.7	126.3	121.5	124.2	116.2
October	128.1	128.3	111.3	126.9	121.4	124.5	116.7
November	127.8	128.2	110.4	127.2	122.0	125.0	116.2
December	127.6	127.2	110.5	127.7	122.0	125.2	115.8
Annual Average	127.2	127.2	111.8	125.5	121.2	123.6	115.5

(1) Prior to 1949 converted arithmetically from rental component of Cost of Living Index.

(2) Not available prior to 1949.

(3) Revised.

TABLE 68.— PERCENTAGE DISTRIBUTION OF NEW COMPLETED DWELLINGS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946 — OCTOBER, 1953.

Period of Completion	Number of Months under Construction ⁽¹⁾					Average Number of Months under Construction
	1 - 3	4 - 6	7 - 9	10 - 12	More than 12	
	(per cent)	(per cent)	(per cent)	(per cent)	(per cent)	
1946	—	—	—	—	—	11.0
1947	—	—	—	—	—	8.0
1948	20	32	27	12	9	6.5
1949	18	34	29	11	8	7.0
1950	17	37	26	10	10	7.2
1951	14	35	33	8	10	7.3
1952						
January	10	37	30	6	17	8.2
February	3	33	37	10	17	8.7
March	5	32	41	8	14	8.4
April	5	27	41	17	10	8.9
May	9	25	39	19	8	8.2
June	20	19	35	14	12	7.8
July	32	26	19	11	12	6.9
August	40	38	10	7	5	5.2
September	28	45	8	5	14	6.9
October	25	54	8	5	8	6.3
November	20	58	13	2	7	6.1
December	18	58	18	2	4	5.8
Annual Average	17	38	25	9	11	7.3
1953						
January	16	52	21	4	7	6.5
February	13	47	25	7	8	7.1
March	6	48	30	12	4	7.1
April	7	47	31	12	3	7.0
May	8	36	36	12	8	8.1
June	16	28	38	9	9	7.4
July	31	27	22	13	7	6.4
August	27	40	13	11	9	6.4
September	28	53	10	6	3	5.2
October	24	58	10	4	4	5.3

(1) Not available for 1946 and 1947.

SECTION 8

BUILDING INDUSTRY

TABLE 69.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES,
AND IN ALL INDUSTRIES, CANADA, 1945 — SEPTEMBER, 1953.

Period	Construction Industry			Building Material Industries			All Industries		
	Number of Bankruptcies ⁽¹⁾	Assets (\$000)	Liabilities (\$000)	Number of Bankruptcies ⁽¹⁾	Assets (\$000)	Liabilities (\$000)	Number of Bankruptcies ⁽¹⁾	Assets (\$000)	Liabilities (\$000)
1945	56	248	645	12	105	290	264	1,650	3,792
1946	35	358	580	3	41	56	269	3,411	5,984
1947	53	581	1,102	29	878	1,107	509	6,994	11,107
1948	73	679	1,375	25	1,286	1,309	799	12,849	18,151
1949	68	1,158	1,775	55	2,550	3,281	1,045	18,616	27,058
1950	148	1,601	2,879	40	728	1,328	1,275	20,757	32,113
1951	138	1,352	2,685	28	2,078	2,767	1,349	19,294	32,739
1952									
1st Quarter	46	417	848	9	190	328	451	3,792	6,285
2nd Quarter	36	269	578	14	309	518	374	4,061	5,301
3rd Quarter	17	250	480	9	183	296	264	2,432	4,886
4th Quarter	38	892	1,355	15	327	519	345	6,625	12,411
Total, 1952	137	1,828	3,261	47	1,009	1,661	1,434	16,910	28,883
1953									
1st Quarter	39	327	868	9	378	533	373	3,814	6,395
2nd Quarter	30	521	948	7	96	223	342	4,469	8,122
3rd Quarter	38	393	813	9	295	442	375	5,197	8,303

(1) See p. 118.

TABLE 70.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING
MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES,
CANADA, 1945 — OCTOBER, 1953.
(1939 = 100)

Period	Sixteen Building Material Companies	Eighty-two Industrial Companies
1945.....	118.0	102.7
1946.....	152.2	119.1
1947.....	139.9	108.9
1948.....	138.1	117.5
1949.....	145.8	113.1
1950.....	189.1	139.9
1951.....	277.3	188.6
1952		
January.....	300.4	204.7
February.....	298.4	203.1
March.....	291.4	200.2
April.....	278.7	197.9
May.....	269.1	189.0
June.....	273.0	191.7
July.....	286.3	195.8
August.....	304.6	197.1
September.....	295.7	191.1
October.....	282.3	180.6
November.....	289.7	185.5
December.....	292.6	186.3
Annual Average.....	288.5	193.6
1953		
January.....	298.7	191.1
February.....	296.0	186.4
March.....	298.4	187.3
April.....	287.1	176.1
May.....	279.9	174.5
June.....	275.4	170.5
July.....	283.3	176.0
August.....	288.7	177.2
September.....	274.1	166.9
October.....	271.6	165.5

PART III

SOURCES AND EXPLANATORY NOTES

SOURCES AND EXPLANATORY NOTES

Sources and explanatory notes are organized in the order of the factual material referred to in Parts I and II. Where figures are rounded to the nearest thousand or million, totals do not necessarily equal the sum of their constituent items. Frequent references are made to the Dominion Bureau of Statistics and to the Central Mortgage and Housing Corporation. In the following notes these organizations are designated by the abbreviations, "D.B.S." and "C.M.H.C." respectively.

PART I CHARTS

FIGURE 1.—Chart based on data shown in Tables 44 and 50.

FIGURE 2.—Chart based on data shown in Table 58.

FIGURE 3.—Chart based on data shown in Table 65-67.

PART II TABULAR MATERIAL

TABLE 1.—Source of data shown in Table 1 are as follows:

1945 *Housing Statistics*, 1946, D.B.S.

1946 Data for completions obtained from *Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and other Areas as Completed in the Nine Months Ending September 30, 1947*, D.B.S. Data for units under construction at the end of 1946 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S.

1947 Data for completions obtained from *Supplement to Housing Statistics*, 1947, D.B.S. Data for units under construction at the end of 1947 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S. Data for starts during 1947 estimated by Economic Research Department, C.M.H.C. from figures supplied by Public Finance Statistics Division, D.B.S.

1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.

1950-1953 Data obtained from monthly issues *New Residential Construction*, D.B.S.

Data for housing units completed in Canada during 1945, 1946 and 1947 are based on returns received from 623 municipalities out of a total of 3,845 or approximately 66 per cent of the total population of incorporated municipalities. For detailed explanation of coverage and statistical technique used see *Housing Statistics*, 1946, D.B.S.

Estimates for 1948-1953 are based on the results of a nation-wide survey carried out each month by D.B.S. with the co-operation of C.M.H.C. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

The figures for units under construction are subject to adjustment each month because of errors in the designation of starts between single and multiple units, and also because of the cancellation of some starts reported in previous months.

TABLE 2.—Actual data were obtained from the same sources as are shown for the material in Table 1. The seasonally adjusted series was prepared by the Economic Research Department, C.M.H.C., in the following manner:

First a seasonally adjusted quarterly series was prepared for each region, Maritimes, Quebec, Ontario, Prairies, and British Columbia. These series were added together to obtain quarterly figures for Canada and multiplied by four to express the series in terms of an annual rate. The regional seasonal indexes on which the series is based were calculated by the moving average method. Data for Newfoundland are included from 1949.

TABLE 3.—The data on dwellings started in metropolitan areas and in other cities and towns with population of 5,000 and over are obtained by direct count by C.M.H.C. Dwellings started in other areas are estimates prepared by D.B.S. based on sample surveys. Sources of data are:

- 1947 Data compiled by the Economic Research Department, C.M.H.C., from figures supplied by the Public Finance Statistics Division, D.B.S.
- 1948—1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.
- 1950—1953 Data obtained from monthly issues *New Residential Construction*, D.B.S.

TABLE 4.—Sources are the same as for Table 1.

TABLE 5.—Sources of data shown in Table 5 are as follows:

- 1947 Data obtained from *Supplement to Housing Statistics, 1947, Dwelling Units—Types of Buildings and Types of Construction for Individual Municipalities and Others Areas*, D.B.S.
- 1948—1953 Sources are the same as for Table 1.

TABLE 6.—Data based on reports compiled by the Statistical Department, C.M.H.C.

TABLE 7.—Data for this table for the years 1945-1948 were obtained from *Residential Real Estate in Canada* by O. J. Firestone, University of Toronto Press, 1951, Tables 77, 78 and 79, pp. 282, 283 and 284. Annual data shown in *Residential Real Estate* for 1949 were preliminary and have been revised. Annual data since 1948 and quarterly estimates for 1951-1953 were computed by the Economic Research Department, C.M.H.C. Data for 1949-1953 include an allowance for Newfoundland.

Gross residential capital formation represents an estimate of expenditures on new construction including major improvements and alterations to existing structures. It includes also supplementary house-building expenses of installed non-moveable equipment and payments for professional services such as architectural and legal fees.

Capital consumption represents an estimate of depreciation, demolitions, and accidental losses to the stock of residential capital such as may be caused by fire, flood or storm.

Both gross residential capital formation and gross capital consumption are net of raw land and relate to the value of assets created by construction activity only.

Net land added to residential real estate represents the value of land put in use for housing purposes less the value of land withdrawn from residential use. The value of net land added for residential purposes together with the value of net capital formation provides a value for total net additions to residential real estate.

The methods of estimating the net value of land put in use for residential purposes are outlined in detail in *Residential Real Estate*, pp. 418-431.

TABLE 8.—Source is the same as for Table 7. Values involved are based on 1939 prices throughout.

TABLE 9.—Data for "other" construction for the period 1945-1950 obtained from *Private and Public Investment in Canada 1926-1951*, Department of Trade and Commerce, Ottawa, p. 151. Annual data shown in *Private and Public Investment in Canada* for 1951 were preliminary and have been revised by the Economics Division, Department of Trade and Commerce.

For the period 1945-1953 housing data estimated by the Economic Research Department, C.M.H.C.

TABLE 10.—Data for the years 1945-1949 from *National Accounts, Income and Expenditure 1926-1950*, Research and Development Division, D.B.S.

Data for the years 1950-1953 from *National Accounts, Income and Expenditure 1949-1952, and Preliminary, 1953*, Research and Development Division, D.B.S.

TABLE 11.—Data from 1940-February, 1947, obtained from annual and monthly issues *Building Permits Issued in Canada*, Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S. Data for March-December, 1947, compiled by the Economic Research Department, C.M.H.C., from returns made to D.B.S. Data for 1948-1953, provided by courtesy of the General Assignments Division, D.B.S. The number of new dwelling units includes conversions.

TABLE 12.—Data obtained from monthly issues of *The Building Reporter*, published by Hugh C. Maclean Publications Limited, Toronto.

Contracts awarded may be used as an indicator of trends but they are liable to misinterpretation if used as indicators of total volume of residential activity. They relate only to projected work which may or may not be commenced. Coverage is apt to vary over a period of time.

Data on the number of *new housing units* estimated to be involved in contract awards for apartments which replace the series on *apartment blocks* shown in *The Building Reporter* have been derived by the application of a conversion factor to the value of contract awards for apartments made during the periods shown. This has been done to make the data more comparable with the series on building permits issued.

The conversion factor used is simply the average construction cost per dwelling unit of an apartment of the solid masonry type (brick facing and masonry blocks) prevailing throughout Canada during the first six months of 1946 as outlined in the study *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 40-41. 1949 construction costs for the units are estimated at \$8,598, of which \$4,836 are material costs, \$2,902 are on-site labour costs and \$860 are overhead and profits. This conversion factor was adjusted according to variations in the composite index of residential building material prices and wage rates in the construction industry as contained in Table 67.

TABLE 13.—Data compiled by Economic Research Department, C.H.M.C. Publicly-initiated housing comprises starts under the Veterans' Rental Housing Program of C.M.H.C. and the Armed Service Married Quarters' Program of the Department of National Defence, the Federal-provincial housing projects and units built under the Capital Assistance provisions of the Department of Defence Production. Privately-initiated housing with Federal Government financial assistance in the form of loans, covers starts under the National Housing Act, 1944, The Farm Loan Act, 1927, and the Veterans' Land Act, 1942. Privately-initiated housing with Federal Government financial assistance in the form of guarantees comprises starts under the Farm Improvement Loans Act, 1944, and the rental insurance plan, except those rental insurance units approved for National Housing Act loans.

National Housing Act starts for 1947 and 1948 were distributed by quarter according to the pattern established by the number of housing units approved for loans. Starts under the rental insurance plan, the Farm Loan Act, 1927, and the Farm Improvement Loans Act, 1944, were considered to be equal to the number of units approved under these provisions.

As this tabulation covers new permanent houses only, Federal Government guarantees under the home extension provisions of The National Housing Act, 1944, financial assistance for Emergency Shelter units, and construction of temporary units by the Department of National Defence, are excluded.

Data on "publicly-assisted housing starts" for 1950-1952 as shown in this table differ from those shown in the 1950-1952 issues of *Mortgage Lending in Canada*, C.M.H.C., under the title "Dwellings Started and Completed by Principal Source of Financing and Province, Canada". The latter issues include starts of dwellings constructed for Government employees but excludes dwellings started on which double depreciation benefits have been extended. This table, on the other hand, excludes starts on dwellings built for Government employees and includes dwellings built under the double depreciation assistance. An additional difference between data in the two sources is due to the fact that only permanent dwellings are covered in this table whereas starts on temporary dwellings are included in the above mentioned issues of *Mortgage Lending in Canada*.

TABLES 14, 15, 16, 17.—Data compiled by the Statistical Department, C.M.H.C.

TABLE 18.—Data compiled by the Statistical Department, C.M.H.C. on a *net* basis. As a result allowances for cancellations, adjustments and reinstatements have been made in the month they were reported and negative figures may appear in a particular month, during which there were more cancellations reported than approvals made.

Whereas the data under the heading "Loans under N.H.A." comprise all rental insurance projects with N.H.A. loans approved at time of compilation, the data under the classification "with conventional loans" are residual and in addition to rental insurance. Projects without N.H.A. loans may include cases where an N.H.A. loan may

be approved in a subsequent quarter. The distribution between N.H.A. loans and conventional loans are preliminary for the last quarter shown and are subject to revision in the First Quarter, 1954 issue of *Housing in Canada*.

TABLE 19.—Data compiled by the Statistical Department, C.M.H.C.

TABLE 20.—Data compiled by the Economic Research Department, C.M.H.C. from reports prepared by the Statistical Department, C.M.H.C.

TABLE 21.—Data compiled by the Economic Research Department, C.M.H.C. from reports supplied by the Statistical Department and Public Housing Division, C.M.H.C.

The construction work involved in each project varies from one to another but in general a complete land assembly project includes surveying of roads and lots, installation of main and lateral sewers, water mains and hydrants, the ditching, grading, gravelling and surfacing of roads and driveways, the installations of street lights and filling and grading of grounds.

TABLE 22.—Data are from records of Accounting Division, C.M.H.C.

TABLE 23.—Data compiled by the Property Management Department, Mortgage and Real Estate Division, C.M.H.C.

TABLE 24.—Data to the end of 1946 compiled by Wartime Housing Limited.

Financial data for 1947-1953 compiled by the Accounting Division, C.M.H.C. For the years 1947 and 1948, data on the number of housing units started, completed and under construction compiled by the Program Section, Construction Division, and for 1951-1953 by the Statistical Department, C.M.H.C.

TABLE 25.—Data compiled by Statistical Department from data supplied by the Property Management Section, Mortgage and Real Estate Division, C.M.H.C.

TABLE 26.—Data compiled by the Statistical Department and Accounting Division, C.M.H.C.

TABLE 27.—Data compiled by the Economic Research Department, C.M.H.C., from reports prepared by the Statistical Department, C.M.H.C.

Data on expenditures are from the records of the Accounting Division, C.M.H.C.

TABLE 28.—Data compiled by the Statistical Department and Accounting Division, C.M.H.C.

TABLE 29.—Data compiled by the Economic Research Department, C.M.H.C. from information obtained by courtesy of the Research and Statistics Division, Department of Veterans' Affairs. Data on expenditures for 1950-1953 are not comparable with data for previous years as excess costs borne by the veterans and certain improvements included in previous years are not available for 1950-53.

TABLE 30.—Data obtained by courtesy of the Canadian Farm Loan Board, Department of Finance.

TABLE 31.—Data obtained by courtesy of the Supervisor, The Farm Improvement Loans Act, Department of Finance.

TABLE 32.—Data obtained by courtesy of the Quebec Farm Credit Bureau.

TABLE 33.—Net family formation is the total number of families formed minus the number of existing families dissolved. The number of families formed is taken as the sum of marriages and married female immigrants. Dissolutions represent the sum of deaths to married persons, emigration of married females and divorces.

Data on marriages, deaths to married persons and data on divorces obtained by courtesy of the Vital Statistics Section, Division of Social Welfare, D.B.S. Quarterly deaths to married persons during 1953 estimated by the Economic Research Department C.M.H.C., on the basis of total deaths during the corresponding periods. Quarterly data on divorces have been averaged from the annual totals and will be revised when actual data become available.

The net family formation series was adjusted by pro-rating the difference between the computed net family formation 1941-1951 and the actual number of families formed in the same period according to the 1951 census. During the intercensal period the computed net family formation totalled 685,300 while the 1951 census shows an increase of 682,300. The difference of 3,000 was pro-rated over the ten year period to conform with the census totals. The number of families at the end of 1949 does not represent the number of families at the end of 1948 plus net family formation in 1949 because of the inclusion of Newfoundland families in March, 1949.

TABLE 34.—Population data for 1951 represent the census count for that year. Data for births, deaths and marriages obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S.

Until the end of 1952, annual and monthly data for births, deaths and marriages are based on tabulated figures by month of occurrence on the basis of residence. Figures for 1953 are provisional and represent registrations filed in provincial vital statistics offices during the month under review regardless of month of occurrence.

Source of immigration data is the same as for Table 36.

TABLE 35.—Data obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S. Total births in this table do not equal total births in Table 34 as in this table illegitimate births and births taking place in Newfoundland are excluded.

TABLE 36.—Data compiled by the Economic Research Department, C.M.H.C. through courtesy of the Immigration Branch, Department of Citizenship and Immigration.

TABLE 37.—The 1941 data are from the Eighth Census of Canada, 1941, Vol. V. The data on families are from Table 4. The number of non-family households was obtained by deducting the number of families (Table 4), less lodging families (Table 20), from total households (Table 4).

The 1951 data are from the Ninth Census of Canada, 1951. The data on families are from Bulletin: 3-1, Table 128. The number of non-family households was obtained by deducting the number of families maintaining their own household (Bulletin: 3-1, Table 128) from the total number of occupied dwellings (Bulletin: 3-4, Table 6).

The 1941 figures do not take into account the new definition of rural and urban areas as used in the 1951 census. The effect of the new definition would be to lower the 1941 farm figures and increase the non-farm.

TABLE 38.—Data for the years 1945-1949 from *National Accounts, Income and Expenditure 1926-1950*, Research and Development Division, D.B.S.

Data for the years 1950-1953 from *National Accounts, Income and Expenditure 1949-1952 and Preliminary 1953*. Research and Development Division, D.B.S.

TABLE 39.—Data compiled by the Economic Research Department, C.M.H.C. from monthly reports submitted by 112 lending institutions comprising 40 life insurance companies, 35 trust companies, 22 loan companies, 7 fire insurance companies, and 8 fraternal societies. These companies advanced 94 per cent of the total cash disbursements on mortgage loan account for Canadian real estate made by all companies of these types in 1951.

TABLE 40.—Data compiled by Economic Research Department, C.M.H.C. Source is the same as for Table 39.

TABLE 41.—Data compiled by Economic Research Department C.M.H.C. from sources as outlined for Table 39. Data for joint loans supplied by Statistical Department C.M.H.C. Conventional loan figures are obtained by deducting joint loans from total loans. This method may give rise to a small margin of error because of the separate sources of information. The approval dates for joint loans may differ for the two sources. Indications are, however, that the lag between the two approval dates is about two weeks so the error should not be large.

TABLE 42.—Data compiled by the Economic Research Department, C.M.H.C. The number of mortgages registered, Greater Toronto Area, 1945-1953 were obtained from the Toronto Registry Office, York East and West Registry Offices and Toronto and York Land Titles Office.

The number of mortgages discharged, Greater Toronto Area, 1945-1953, were obtained from the Toronto Registry Office, York East and West Registry Offices and estimates of discharges from Toronto and York Land Titles Office.

The number of real estate transfers obtained through courtesy of the Inspector of Legal Offices.

The number of mortgages registered and discharged in the Province of Ontario reflect mortgage activity as recorded in the 65 registry and 16 land titles offices of the province. Data for the 65 registry offices and one land titles office are based on original records made available by courtesy of the Inspector of Legal Offices, Province of Ontario. Coverage of the remaining 15 land titles offices were obtained by means of a sample survey of the mortgage registrations and discharges during the month of September, 1952, recorded in 10 land titles offices. This information was used in conjunction with the data mentioned above to produce estimates for the province as a whole. For further details of the sample survey see *Mortgage Lending in Canada*, 1952, p. 101.

Estimates for Ontario in 1953 based on data supplied for Greater Toronto.

TABLE 43.—Data compiled by Economic Research Department, C.M.H.C., from information provided by courtesy of D.B.S.

The indexes of production are based on the total value of output of the more important construction materials in terms of 1949 prices and provide a rough indication of trends in domestic construction activity. As this is true to a somewhat less degree in the case of lumber, and because of its heavy weight in relation to the other materials, it has been shown separately.

The indexes of domestic disappearance are designed to measure the rate of absorption of construction materials and provide a somewhat closer indication of trends on the domestic scene. As in the case of the production indexes values are based on 1949 prices. To obtain these indexes the production indexes were adjusted, where possible, by the addition of imports, the deduction of exports and more significantly the replacement of the original production data with data on factory sales, thus taking into account changes in producers' inventories. Caution should be taken in the interpretation of this series as it does not take into consideration changes in dealers inventories. This is particularly true with regard to lumber as a very large proportion of yearly output or factory shipments are taken up in this manner. Because of this fact these series cannot be relied upon to give a short term indication of actual absorption of materials on site.

TABLE 44.—Sources of data for building materials are as follows:

Sawn Lumber:

1945—1952 Annual issues of *The Lumber Industry in Canada*, D.B.S.

1953 Monthly issues *Production Shipments and Stocks on Hand at Sawmills*, D.B.S.

Hardwood Flooring:

1946—1953 By courtesy the Timber-Controller, Department of Trade and Commerce. The unit measure, square feet represents a surface measure, plus an allowance for waste and tongue irrespective of thickness.

Wood Fibre Building Board:

1945 By courtesy of the Forest Products Statistics Section, D.B.S.

1946—1953 Monthly issues *Rigid Insulating Board Industry*, D.B.S.

Building Brick and Structural Tile:

(Data relates to face and common brick only)

1945—1950 *Clay and Clay Products*, 1950, D.B.S.

1951—1953 Monthly issues *Products Made From Canadian Clays*, D.B.S.

Flue Linings; Vitrified Sewer Pipe; Non-Metallic Sheathed Cable; Bath Tubs; Sinks; Wash Basins:

1945—1953 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Mineral Wool (Batts, Granulated and Loose):

1945—1951 Annual issues *The Stone Industry in Canada*, D.B.S.

1952—1953 Monthly issues *Mineral Wool*, D.B.S.

Cement:

1945—1952 Annual issues *The Cement Manufacturing Industry in Canada*, D.B.S.

1953 Monthly issues *Cement and Cement Products*, D.B.S.

Concrete Blocks; Cement Pipe and Tile:

1945—March, 1949 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

April, 1949—1953 Monthly issues *Cement and Cement products*, D.B.S.

Production figures are estimated since D.B.S. figures include only 85% of total output in this industry.

Gypsum Plaster; Wallboard; Lath:

1945—1952 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1953 Monthly issues of *Production Shipment and Stocks of Gypsum Products*, D.B.S.

The figures for gypsum plaster, in the above publication were adjusted so as to exclude the production of such sundry plasters as moulding plaster, etc.

Builders' Hardware:

1945—1951 Annual issues of *The Hardware Tools and Cutlery Industry in Canada*, D.B.S.

1952—1953 Estimates prepared by the Economic Research Department, C.M.H.C., based on data reported to D.B.S. by firms which in 1949 accounted for 98% of the total sales.

Domestic Heating Boilers; Cast Iron Radiators; Warm Air Furnaces:

1945—1951 Annual issues *The Heating and Cooking Apparatus Industry in Canada*, D.B.S.

1952—1953 Monthly issues of *Stoves and Furnaces*, and, *Cast Iron and Steel Heating Radiators*, D.B.S.

Hot Water Storage Tanks:

1945—1951 Annual issues *The Sheet Metals Products Industry in Canada*, D.B.S.

1952—1953 Monthly issues *Domestic Range Boilers*, D.B.S.

Electric Hot Water Tank Heaters:

1945—1951 *The Electrical Apparatus and Supplies Industry in Canada*, D.B.S.

1952—1953 Estimates prepared by the Economic Research Department, C.M.H.C. from data supplied by D.B.S., which represents the production of firms which in 1949, accounted for 86% of the production.

Asphalt Shingles; Tar and Asphalt Felts:

1945—1950 Annual issues *Paper Roofing Industry*, D.B.S.

1951—1953 Monthly issues of *Asphalt Roofing Industry*, D.B.S.

Asphalt Floor Tiles:

1948—1953 Monthly issues of *Asphalt Floor Tiles*, D.B.S.

Paint and Varnishes:

1945—1951 Annual issues *Paints and Varnishes Industry*, D.B.S.

1952—1953 Monthly issues *Sales of Paints, Varnishes and Lacquers*, D.B.S.

TABLE 45.—Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 46.—Data obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

The data on wallboard building board for the period 1945-1947 include insulating board. The data for the period 1948-December, 1950 exclude insulating board as the Emergency Exchange Conservation Act which was in effect from 1948 to December 31, 1950 prohibited the importation of this type of building board.

TABLE 47.—Data obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

Data on lumber exports include planks, boards and squared timber.

Data for lumber in monthly issues of the *Canadian Statistical Review*, D.B.S. include planks and boards only.

TABLE 48.—Data on production of domestic pig iron and steel ingots obtained from *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S. for 1945, and for subsequent periods from annual issues of *The Primary Iron and Steel Industry in Canada*, D.B.S., and monthly issues of *Primary Iron and Steel*, D.B.S. Annual and quarterly revisions for the period 1945-1951 have been made by the Steel Division, Department of Defence Production. Data on production of rolling mill products made from Canadian ingot are estimated by applying a conversion factor of .725 to steel ingot processed in Canada. The conversion factor of .725 allows for the estimated weight loss involved in turning iron and steel shapes out of the ingot form. Data on imported rolling mill products are derived by reducing

the total of imported steel, including ingots, by the estimated production loss sustained in processing its ingot content.

Domestic disappearance of rolling mill products is the sum of domestic production and imports less exports.

The volume of rolling mill products being made available to Canadian consuming industries as indicated in "domestic disappearance" exceeds that of "net total domestic shipments" of primary iron and steel shapes from Canadian rolling mills as shown in Table 49. This difference is accounted for by the fact that a portion of imports of primary iron and steel shapes is shipped direct to consuming industries without being processed in Canadian mills. Another factor is that data on production of rolling mill products from Canadian ingot as shown in this table do not show actual production but represent output of iron and steel shapes that would be forthcoming from current ingot production.

TABLE 49.—Data obtained from monthly issues of *Canadian Statistical Review*, D.B.S. Monthly revisions during 1951, provided by the Steel Division, Department of Defence Production.

The classification "Merchant Trade Products" refers to items produced in integrated mills and covers wire and wire products. The "miscellaneous" category includes all steel used in the following: agricultural and other farm implements, machinery and tools, mining and lumbering industries, pressing, forming and stamping industries, public works and utilities, shipbuilding and steel specifically marked for National Defence purposes. During the year 1949 the amount of steel used for National Defence purposes amounted to .3 per cent of the total miscellaneous category. The classification "Producers' Interchange" represents the amount of steel shipped to producers' own plants or to other plants within the primary industry for further processing e.g. black sheet to galvanizing department; hot rolled bars to make railway track material. See also explanatory note to Table 48.

TABLE 50.—Data obtained from the following sources:

Cast-iron Soil Pipe and Fittings; Cast-iron Pressure Pipe and Fittings; Steel Pipe and Fittings: 1945—1951 Annual issues *Iron Casting Industry*, D.B.S.

1952—1953 By courtesy of the Mining, Metallurgical and Chemical Statistics Section, D.B.S. Structural Steel:

1945—1953 By courtesy of the Steel Division, Department of Defence Production. Structural Steel includes T-bars, Z-bars, H-beams, I-beams, upright angles, etc. where any one leg of the section is 3 inches or over.

Wire Nails and Spikes:

1945—1950 Annual issues *The Hardware Tools and Cutlery Industry in Canada*, D.B.S.

1951—1953 Monthly issues *Nails, Tacks and Staples*, D.B.S.

Galvanized Sheets:

1945—1953 Monthly issues *Primary Iron and Steel*, D.B.S.

TABLE 51.—Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 52.—Data on imports obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

Data on exports obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

TABLE 53.—Sources of data shown in Table 53 are as follows:

1945—1948 Data obtained from annual issues of *Summary of Monthly Railway Traffic Reports*, D.B.S.

1949—1953 Data obtained from issues of *Monthly Traffic Report of Railways of Canada*, D.B.S.

This series replaces the data on "Movement by Rail of Building Materials" appearing in *Housing in Canada*, prior to the October, 1950, issue which were based on freight loadings at stations in Canada. Whereas the present series covers only freight unloaded for domestic use, thereby including imports and excluding exports, the former series

covered freight loaded at Canadian stations and thereby included exports and excluded imports. The present series more closely reflects the use of materials by the construction industry in Canada.

TABLE 54.—Data compiled by the Economic Research Department, C.M.H.C. from information supplied by courtesy of the Employment and Payrolls Statistics Section, D.B.S.

Data are based on monthly reports from employers with 15 or more employees. The materials covered include: lumber, brick, tile, paints, pigments, varnishes, building blocks, roofing and sheathing paper, prefabricated houses, stoves, heaters, furnaces, iron pipe, sheet metal, wallboards, structural iron and steel fabrication, builders' hardware, glass, gypsum products, asbestos building materials, sanitary ware, mineral wool, sand and gravel.

TABLE 55.—Data obtained by courtesy of the Economic and Research Branch, Department of Labour.

The figures are compiled on the basis of information submitted through day to day lay off reports and monthly summary reports made by local offices of the National Employment Service. Layoffs occasioned by normal seasonal factors are excluded from the compilation as far as possible and an attempt is made to include only non-seasonal separations arising from changing levels of business activity. For two reasons the report should be regarded only as a broad indication of changes in the industry, first, because it is difficult to make an accurate detailed classification by reason for layoff and second, because reports are not received for layoffs involving less than 50 workers or for those of less than two weeks duration.

The layoffs cover manufacturing industries only, and are classified by their cause into three categories: lack of orders; lack of material; and other. The category "other" to a large extent represents non-economic factors such as flood and fire, but it includes some factors that are at least partly economic such as bankruptcies, strikes, and plant closures for repairs or retooling. The latter factors however, do not directly reflect the demand and supply conditions in the market for building materials. The factors which have an immediate bearing on the supply side (lack of material) and on the demand side (lack of orders) of the businesses concerned are shown separately.

TABLE 56.—Data for 1945-1951 on employment and unemployment in non-agricultural industries and for the Canadian labour force obtained from *Canadian Labour Force Estimates, 1931-1950*, Reference Paper No. 35, 1953, Labour and Prices Division, D.B.S. Data on employment in construction industry for 1945 prepared by the Economic Research Department, C.M.H.C. from estimates of paid-workers in the construction industry as contained in *Canadian Labour Force Estimates 1931-1950*, p. 18.

The data in this table for the period 1952-1953 are based on the results of sample surveys undertaken by D.B.S. on an approximate quarterly basis. Results of these samples are published in periodic issues of *The Labour Force Bulletin*, D.B.S.

The estimates for this period are subject to sampling error. In general the smaller the estimate the larger the relative sampling error. In the case of unemployment estimates in the construction industry, the percentage error is apt to be quite high, and reliance can be placed on these figures only with careful reservations. The coefficient of variation for estimates of employment in the construction industry is estimated at 6 per cent. Roughly this means that there are about two chances out of three that the sampling error will be less than 6 per cent; and about one chance in twenty that it will amount to more than 12 per cent.

The construction industry referred to in Table 59 includes engineering as well as building construction, whereas Table 58 covers the building industry only.

The industry classification used in Table 59 is that contained in the *Standard Industrial Classification Manual*, D.B.S. and has the business of the establishment as a basis whereas the *Occupational* class shown is based on the *Standard Summary of Occupational Classes*, D.B.S. where the basis is the actual job performed. For account employees of non-construction firms are classified by occupation as construction workers if they are employed in construction work but are classified by industry according to the industrial classification of the employing firm. Conversely, non-construction employees in construction firms are classified by industry as construction employees but by occupation according to the work performed e.g. clerical, managerial. The Province

of Manitoba was excluded from the June Labour Force Survey, 1950, because of flood conditions. To achieve comparability with preceding periods, estimates for Manitoba were made by Labour and Prices Division, D.B.S. and Economic Research Department, C.M.H.C.

TABLE 57.—Data based on a distribution of employed construction workers by number of hours worked per week, provided by courtesy the Special Surveys Division, D.B.S. The average number of hours worked per week is shown to indicate overall seasonal variations and longer term trends. It is calculated from a frequency distribution, somewhat more detailed than that shown in this table, on the assumption that the mid-point of each class interval is representative of the group falling therein. The averages shown are subject to sampling error and should be interpreted with caution. The total number of hours worked per week represents the product of the average number of hours worked per week and the number of workers employed in the construction industry.

TABLE 58.—Data represent new series compiled by the Employment Section of the Labour and Prices Division, D.B.S. from reports made by employers with 15 or more employees.

Sources for number of persons employed, aggregate weekly payroll and average weekly earnings in the building industry:

1945—1949 *Annual Review of Employment and Payrolls* D.B.S.

1950 *The Employment Situation*, D.B.S.

1950—1953 Monthly issues of *Employment and Payrolls* D.B.S.

Sources for indexes of employment in the building and non-agricultural industries:

1945—1946 For building industry—by courtesy Labour and Prices Division D.B.S.

For non-agricultural industries—*Employment Payrolls and Average Weekly Earnings 1939-1946* D.B.S.

1947—1950 *Employment Payrolls and Average Weekly Earnings 1947-1950* D.B.S.

1951—1953 *Monthly Issues Employment and Payrolls* D.B.S.

TABLE 59.—Data compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Data are published monthly in *Statistics of Average Hours Worked and Average Hourly Earnings*, D.B.S.

The number of hourly wage-earners comprises workers who are employed by the hour and excludes salaried personnel and other employees whose earnings are not directly dependent on the number of hours worked. Consequently the total number of hourly wage-earners shown in this table is smaller than the number of persons employed as shown in Table 58.

The statistics on hours worked include overtime as well as the hours put in by part-time and casual workers. Hours credited to persons on leave with pay are also included.

The average hourly and weekly earnings shown represent gross earnings before deduction for taxes, unemployment insurance, etc.

TABLE 60.—Data for the period 1945-1950 obtained from *National Accounts, Income and Expenditure, 1926-1950*, 1951, Research and Development Division, D.B.S. Monthly data for 1951-1953 obtained from *Estimates of Labour Income*, D.B.S.

A series on total construction outlay is shown in Table 9 and a comparison of the two series shows trends that are similar but not identical. There are two reasons for some variation in trend. First, the labour component of construction expenditure does not vary exactly as the other components because of changes in labour output per man hour and different rates of change in wage rates and construction material prices or management and overhead expenses. Second, in the case of labour income estimates a different coverage of the construction industry is made than for estimates of total construction expenditure. Whereas Table 9 is intended to cover all construction expenditures, the estimates in Table 60 do not include: 1) expenditures by unincorporated own account contractors and builders, 2) construction outlay by railway and telephone companies, 3) repair and maintenance construction outlay on force account by non-construction companies, 4) construction outlay by Federal, provincial or municipal governments.

TABLE 61.—Compiled by the Unemployment Insurance Section, Labour and Prices Division, D.B.S., based on weekly reports submitted by local offices of the Unemployment Insurance Commission.

TABLE 62.—Data compiled by the Vocational Training Branch, Department of Labour.

TABLE 63.—Data compiled by the Economic Research Department, C.M.H.C., from data supplied by courtesy of the Immigration Branch, Department of Citizenship and Immigration.

TABLE 64.—Data obtained from monthly issues of *The Labour Gazette*, Department of Labour.

TABLE 65.—The composite non-residential building material price index is obtained from D.B.S. Reference Paper No. 43, *Non-Residential Building Materials Price Index*, August, 1953 and subsequently from *Prices and Price Indexes D.B.S.* Indexes of prices of building materials obtained from *Prices and Price Index Numbers of Residential Building Materials*, March 1948, D.B.S. and subsequently from monthly issues of *Prices and Price Indexes*, D.B.S. Indexes are converted from a 1935-1939 to a 1949 base. The composite index residential building material prices is weighted according to the value of each listed group of materials entering into residential construction as estimated in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 60-67. Insofar as possible the price index for each group of materials is based on the component items shown in the above publication, and weighted accordingly. In some cases however, where the specific material components listed in the publication covered a wide variety of individual items, representative material items were chosen and weighted according to total production in Canada.

The purpose of these group indexes is to reflect the *average* movement of prices of building materials having a characteristic use. In interpreting these indexes certain qualifications should be observed before drawing general conclusions from them. First, the price of each building material in a group rises or falls either independently of the other or possibly in an inter-related fashion depending on the extent of their homogeneity. Changes in prices of each material may also occur at varying rates from another. Consequently a group index provides no information with respect to price changes experienced by a specific building material within a group. Attention is drawn to *Price Index Numbers of Residential Building Materials 1926 to 1948*, Labour and Prices Division, D.B.S., March 1949, which sets out in detail the building materials comprising each group. Secondly, though the indexes are designed, by applying appropriate weighting techniques, to express *national averages* of price changes, they may be modified by regional cost differentials. This problem of regional differentials in housing construction costs is treated at length in Chapters 1 and 2, *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946.

TABLE 66.—Data obtained from the Department of Labour.

Annual indexes for the individual trades other than sheet metal workers obtained by courtesy of the Economics and Research Branch for the years 1939-1952. The intervening monthly indexes for 1952 and 1953 were computed by the Economic Research Department, C.M.H.C., according to methods established by the Department of Labour and based on monthly wage rate schedules in 29 cities supplied by courtesy of the Industrial Relations Branch.

The index for sheet metal workers was calculated by the Economic Research Department, C.M.H.C. on the basis of rates for 15 cities obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1945-1949 and as supplied by courtesy of the Industrial Relations Branch for 1950-1953.

The weights used in calculating the index for all construction workers are based on the pattern of building labour employment in 29 cities as revealed by the 1941 census.

The index for all industries for the years 1945-1949 was obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, and by courtesy of the Economics and Research Branch for April 1952 and 1953. The wage rate index for all industries was converted arithmetically to a 1949 base.

The indexes for all construction workers and all industries include a percentage allowance to cover holiday pay assessments effective in most cities in Canada.

TABLE 67.—Combined index of residential building material prices and wage rates in the construction trades is based on the composite residential material index shown in Table 63 and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 66. Combined index of non-residential con-

struction material prices and wage rates in the construction trades is based on the composite non-residential material index shown in Table 65 and the index of wage rates of all construction workers including holiday pay allowances shown in Table 65. The weights for the combined index of residential building material prices and wage rates of construction workers are based on the proportions established in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa 1946, and adjusted to reflect labour and material costs in 1949. In percentage terms materials are weighted 62.5 and the wage rates 37.5. The combined index of non-residential building material prices and wage rates is computed according to weights established by the Prices Section of D.B.S. For the non-residential index materials are weighted 65 and wage rates 35.

Revised index of wholesale prices of all commodities obtained from monthly issues of *Prices and Price Indexes*, D.B.S. and converted to a 1949 base.

Remaining data obtained from issues of *Prices and Price Indexes*, D.B.S. The rental index is constructed from a matched sample of tenant households. Rent changes on new rental units are recorded from the time such units are taken into the sample. The higher level of rents between old and new dwellings arises first, because they are new, and second because they are freed from control or are subject to different forms of rent control than older dwellings. Only the second factor is equivalent to a price increase because it is not accounted for by the higher quality of new units. Then rental component of the cost of living index did not allow for this price increase factor, whereas the rental component of the consumers' price index does. A survey in June, 1952 conducted by D.B.S. showed that decontrolled apartments were renting for an average of 20 per cent more than identical controlled apartments. This figure was taken as a measure of that portion of the difference in rents between old and new units which is attributable to rent control rather than quality differences and has been applied to new rental accommodation built since the base year 1949.

The Home ownership cost index includes 5 principal expenditures; property taxes, mortgage interest, repairs, replacement and insurance. The home ownership index is combined with the rent index to produce the overall shelter cost index. For weighting methods see *The Consumer Price Index, January, 1949—August, 1952*, Queen's Printer 1952.

TABLE 68.—Data for 1946 and 1947 obtained from *Annual Report, 1947*, C.M.H.C., p. 18. Data for 1948 and 1949 obtained from monthly issues of *Housing Bulletin*, D.B.S. Data for 1950-1953 obtained from monthly issues of *New Residential Construction*, D.B.S.

TABLE 69.—Tabulation based on data obtained by courtesy the Superintendent of Bankruptcy, Department of Justice. The data on bankruptcies in all industries do not correspond exactly with the series published in the D.B.S. quarterly *Commercial Failures*, chiefly because the latter publication includes closures under the Winding Up Act, whereas the series in this table covers the Bankruptcy Act only. There is the additional factor that the D.B.S. series excludes certain assignments and receiving orders under the Bankruptcy Act where the debtor makes a composition of assets and continues in business, whereas all receiving orders and assignments are covered in this table.

The series on building materials industry is designed to cover firms engaged in the production of: lumber, wallboard, bricks, flue linings, vitrified sewer pipe, structural tile, drain tile, cement, concrete brick, concrete building blocks, cement drain pipe and culvert tile, warm air furnaces, cast-iron radiators, hot water storage tanks, hot water tank heaters, domestic heating boilers, asphalt shingles, asphalt rolls, tar and asphalt felts, cast-iron soil pipe, sanitary ware, wrought iron pipes, lead pipe water service, structural steel, steel pipe, wire nails and spikes, mineral wool insulation, gypsum wallboard, gypsum lath, gypsum plaster, gypsum block and tile, electrical equipment, and wood fibre insulating board.

The classification of bankruptcies in the construction industry, covers general and trade contractors and small builders classed as "wage earners in the construction trades".

TABLE 70.—Data for period 1945-1946 obtained from *Prices and Price Indexes, December, 1946*, D.B.S.

Data for 1947-1953 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

- (1) Building materials index based on 16 stocks.
- (2) All industrial index based on 74 stocks during 1945-1947, 76 during 1948 and 82 during 1949-1952 and 81 during 1953.
- (3) Data converted from a 1935-1939 to a 1939 base.

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